

MINUTES

CRESSKILL PLANNING BOARD

MAY 23, 2017

Mr. Morgan opened the meeting at 7:34 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Ms. Bauer, Mr. Durakis, Mr. Mandelbaum, Mr. Moss and Mr. Ulshoefer. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Schuster, Planning Board Attorney.

Mr. Ulshoefer made a motion to approve the minutes of the May 9, 2017, meeting. The motion was seconded by Mr. Durakis. All present were in favor of the motion. Motion approved.

Correspondence

Application for Soil Erosion and Sediment Control Plan Certification for 5 Crest Drive North, Crest Drive North LLC, Application #1499. File.

Vouchers for Mr. Steven V. Schuster for services rendered relative to the Cresskill Planning Board for the month of February 2017 in the amount of \$1,773.37, for the month of April 2017 in the amount of \$1,565.77 and for the month of March 2017 in the amount of \$2,050.17. Motion to approve made by Mayor Romeo, seconded by Mr. Durakis. All present were in favor. Motion approved.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that Application #1501M, 72 7th Street, Matkal Realty LLC, is a minor subdivision and Applications #1502 and #1503 are site plans for the same property. Those plans have been reviewed for completeness. They are substantially complete as presented. He recommends that the Board schedule a hearing for these applications at the next meeting. The minor subdivision has no variances and the two conforming houses have no variances. Mr. Azzolina spoke to their attorney, Mr. Mark Madaio, yesterday and they would like to be heard as soon as possible.

There is another application that can be heard on the same date, if that is the Board's pleasure, which is Application #1504, a site plan application by Perrine Associates. It is a single-family site plan with some variances. That is on 51 Roosevelt. That application is also substantially complete as presented. Whatever order the Board wishes to schedule those applications, they are both ready. The next meeting is June 13. Application #1501M is a minor subdivision with no variances. Application #1504 has some

variances, but it is a small lot. Motion was made to schedule both applications for Public Hearings on June 13, 2017, and Mr. Madaio will be notified tomorrow.

Mr. Azzolina noted that he prepared a report for the Public Hearing for Application #1500, 169 5th Street, dated May 22, 2017, scheduled for a hearing tonight.

Old Business

None.

Resolution for Application #1499, 5 Crest Drive North, Crest Drive North LLC. Mr. Schuster noted that there will be an amendment to the resolution. It should be Crest Drive North, not Cress Drive North as indicated on the first page. Mr. Durakis made a motion to introduce the resolution, with the amendment, seconded by Councilwoman Tsigounis. On Roll Call: Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Ms. Bauer, Mr. Mandelbaum, and Mr. Moss all voted yes. Mr. Calder was absent. Motion approved. The original resolution shall become a permanent part of these minutes.

New Business

Ms. Donna J. Vellekamp was present for a CCO on 2 Piermont Road. She had a Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated May 9, 2017, sending Mr. Yu to this Board for approval. He would like to open a deli/pharmacy at 2 Piermont Road (Hamrah's). Mayor Romeo noted that Hamrah's came in originally with a plan to take a single occupancy and make it into a double occupancy, which would be a deli/restaurant and offices. Now they are coming in to add a pharmacy to this in the back of the first floor. Mr. Schuster noted that the question that comes up here is based on the square footage of what they are using, is there adequate parking on the site. We need a little bit more information about what is going to be there to determine if there is going to be adequate parking or not.

The tenant is Kyong Il Yu and this is proposed for the northeast corner of the building. Ms. Vellekamp noted that it is all going to be open. Mr. Yu is a pharmacist. He has two other places, one in Fort Lee and one in Palisades Park that does have the same dual use that he is looking to have here, which is healthy deli food, some pharmacy items, band-aids, and he does have a pharmacy that does fill prescriptions as well. It has worked for him in Palisades Park and he wants to have it all in one. There are no walls inside. It is all just open. They have submitted a drawing of what it would look like and what it would be set up like. Mayor Romeo asked if it would be on the scope of a Hudson Drug with all of the extras, or more of just filling prescriptions and just amenities that you would come in and pick up. Ms. Vellekamp noted that that was correct. It is not going to be as intense as something like Hudson Drug.

Councilwoman Tsigounis asked if it was just one business. Ms. Vellekamp stated that it was one business. Mr. Yu stated that he is the pharmacist. The name of his other pharmacy is Sol Pharmacy. Mr. Schuster asked if there was going to be a retail aspect to it. Ms. Vellekamp noted that there will be small items that may be found in some place like a 7-Eleven, some food stuff, bags of chips, a deli section and stuff like that. Mr. Schuster asked about storage. Mr. Yu said he has about 200-300 square feet of storage.

Mayor Romeo asked about his signs. Mr. Yu hasn't actually decided what the name is going to be. He was thinking about Rx Café. He has a picture. The sign will be in English only. Ms. Vellekamp noted that they will comply with the Borough Ordinance. Mayor Romeo asked them to come back on June 13 so Mr. Schuster has a chance to investigate this and we will know a little bit more. He noted that they can

continue on the other stuff in the meantime. Mr. Yu noted that they haven't started anything yet because they don't know what the resolution is going to be. Once everything goes through, then they will start right away. Mayor Romeo asked Mr. Schuster to do his homework on this. Ms. Vellekamp stated that she has the minutes from the prior time that the owner was in and he discussed his parking. Mayor Romeo said once everybody has had a chance to look at it, we will be prepared for them at the next meeting. Ms. Vellekamp was OK with that. She will get the plans to Mayor Romeo as soon as she can.

Public Hearing – Application #1500, 169 5th Street

Mr. Schuster asked about the mailing list that was supplied. He wanted to make sure that it was for the Borough of Cresskill and not the Borough of Ramsey as it stated. Mr. Dean Stamos, present on behalf of the applicant, Mr. Frank DeCarlo, stated that it is for the Borough of Cresskill. This application relates to the property known as 169 5th Street. It is also identified as Block 36, Lot 73. Mr. DeCarlo seeks to develop the property by the construction of a single-family home. They have a couple of minor bulk variances relating to the proposed construction. There is a minimum total side yard, from 35 feet required, proposed is 31.33 feet. They see that as de minimus. Also, a maximum building coverage, where 20% is required and what is proposed is 21.87%. There are some other existing, non-conforming conditions relating to the property that they will go through.

Mr. Stamos called Mr. Michael Hubschman as his first witness. Mr. Hubschman is a licensed professional engineer and planner in the State of New Jersey. His office address is 263 South Washington Avenue, Bergenfield. Mr. Hubschman was sworn in by Mr. Schuster. Mr. Hubschman has appeared before his Board many times. His license in planning and engineering are in good standing. Mr. Schuster stated that Mr. Hubschman is an expert for our purposes of engineering and planning for today.

Mr. Stamos asked Mr. Hubschman if he prepared the plan before the Board today and if he was fully familiar with the subject property and proposed development. Mr. Hubschman noted that he did and is familiar with the property and proposed development. The colored rendering of the site plan was marked in as Exhibit A1. Mr. Hubschman noted that it is a pre-existing smaller lot with a 75-foot frontage and 100 feet deep. It had a single-family house on it that has been removed. The house to the left is a 75-foot lot and the house to the right is a 50-foot lot, so there are a lot of smaller lots on this side of the street on 5th Street. They are proposing a single-family dwelling, with four bedrooms, two stories, with a 28-foot height. It meets all of the bulk requirements with the exception of the total side yard, which requires 35 feet in the zone, but because it is a narrower lot, there is some hardship associated with that narrowness, so they are proposing a total side yard of 31.33. That is also measured to the chimney, so there is actually an additional two feet so it is really 33.33 feet to the bulk of the house. Both sides of the house are in excess of the 15 feet. They do meet the side yards, but not the total when you add them together.

The house to the south is also 15 feet off the property line, and the house to the north, which has a driveway adjoining this property, is 25 feet from the sideline, so there is plenty of room between the houses. There is in excess of 30 feet between the houses. Also, the building coverage variance is about 1.8%, and Ms. Stephanie Pantale will go a little more into why they need the extra 140 square feet, which includes 40 square feet for that overhang over the first floor. It is a very attractive house. The garage is at grade. It is not a garage under because it is a little wider than some of those 50-foot lots that they have had to deal with. From a planning standpoint, it is hardship variance. It is a narrow lot, a smaller lot. He knows that Ms. Pantale has done a nice job with the house and she will pan out the house plans. Also from a C2 standpoint, it fits within the neighborhood and they are conforming in keeping 30-foot side yards between the houses.

For drainage, they are proposing a seepage pit that provides twice the storage that is required for this additional paving. There is a catch basin right in front of the house and everything grades out. It is a fairly level lot. Mr. Stamos asked Mr. Hubschman if he had the opportunity to review the engineer's report. Mr. Hubschman stated that he does not have any issue complying with any of the issues. There

are a lot of comments and there are some minor revisions that they would have to add. It is a very attractive house, Colonial looking in the front.

Ms. Stephanie Pantale, 70K Chestnut Ridge Road, Montvale, was sworn in by Mr. Schuster. She was being proffered as an expert in architecture. She is licensed in the State of New Jersey and her license number is 13820. Her license is presently in good standing and she has testified before this Board many times. She is deemed an expert in architecture for the purposes of tonight's hearing.

Ms. Pantale stated that basically it is a traditional home. The architectural plan was marked as Exhibit A2, with pages A0-A4. She wanted to note that she inverted the numbers for the FAR. The first floor FAR is 1,160 and the second floor is 1,408. Basically, it is a simple center-hall Colonial looking home. They have a dining room or living room in the front, dinette, kitchen, two-car garage on grade, with a small powder room and a closet. Upstairs it is four bedrooms and two bathrooms with a laundry room. The rooms are nice rooms. They are decent size rooms, 12 x 11, 12.6 x 11.7, and it's typical. They are asking for the coverage variance here because, when they put the garage on grade and you don't stick it under the house, you lose livable area based on the 20% of building coverage. By putting it on grade, you have to deduct the garage from that overall 20%. You get an increase for FAR, that's great. You get an increase for impervious coverage, that's great. But you don't increase your building coverage when you increase your FAR, which is fine, but in order to put the garage on grade and maintain a decent livable area proportionate to the home, they need a little extra building coverage to do that. That is what they are seeking here. They didn't go crazy with a back deck. They have steps leaving. They have modest steps coming in the front, but you just need a little bit extra, 140 square feet, to balance everything.

If you look at the FAR number, the first floor is 1,160 FAR and they are asking for 140 of that, otherwise, they would be around 1,000 square feet livable space on the first floor and they could have almost 1,600 square feet upstairs, which is kind of backwards, because you live downstairs, you don't live in your bedrooms. That is why they are requesting the 1.4% overage. In addition to that, the house, to make it all work, they needed a foot-and-a-half or so just to make it wider so they could get everything to work inside. Like Mr. Hubschman said, the 15.3 goes to the edge of the fireplace on the side, basically everything else is 17.3 to the side set back. It is really just to the five-foot section of the fireplace. Other than that, it is a modest home. They kept the garage up, this way they don't have any question with the height. The first floor is nine feet and the second floor is eight feet.

Mr. Schuster asked if the 2,568 was living area not including the garage. Ms. Pantale noted that that does not include the garage. Mr. Stamos asked Ms. Pantale to describe the exterior materials. Ms. Pantale noted that the exterior will have siding with stone, Colonial grills on the casement windows. They are trimming it and making it look cute. There will be a bedroom in the basement and they have an egress for that and a full bathroom in the basement. Mr. Schuster asked what else was in the basement. Ms. Pantale noted that the mechanical room, sump pump area and a play area were also in the basement.

Mayor Romeo asked if there was water in this area. Mr. DeCarlo stated that there is not. It is pretty dry. Mr. Schuster asked how many total bedrooms were in the house. Ms. Pantale stated that there were five, four up and one in the basement. Mr. Morgan asked what kind of egress they had in the basement. Ms. Pantale note that there are two egress windows, one in the bedroom and one in the play area so they can get some light down there. Mr. Morgan asked if they were putting a generator in. Mr. DeCarlo stated that he was. Mr. Mandelbaum asked if that was standard with new construction these days. Mr. DeCarlo stated that they have been. They just put it in as a perk. Mr. Schuster asked again how many bedrooms were on the second floor. Ms. Pantale stated there were four bedrooms on the second floor. Councilwoman Tsigounis pointed out that the master was not labeled.

Mr. Stamos stated that that concludes his direct testimony. Mr. Schuster asked how this house compares with other houses in the area. Ms. Pantale stated that to the left there is a 75-foot lot and the house is similar. It is a little bit bigger than the house to the right because that lot is a 50-foot lot so the coverage is

comparable to one that is on a smaller lot. Mr. Schuster noted that it is an undersized lot but it is consistent with other lots in the neighborhood. Both Mr. Stamos and Ms. Pantale agreed.

Mr. Morgan opened the meeting to the public. No public wished to be heard. Mr. Morgan closed the meeting to the public.

Mr. Moss made a motion to approve, seconded by Mr. Mandelbaum. On Roll Call: Mayor Romeo, Councilwoman Tsigouis, Mr. Morgan, Ms. Bauer, Mr. Durakis, Mr. Mandelbaum, Mr. Moss and Mr. Ulshoefer all voted yes. Motion approved.

Other Business

None.

Mr. Morgan opened the meeting to the public. No public wished to be heard.

Motion was made by Mr. Moss to adjourn the meeting at 8:37 PM, seconded by Mr. Durakis. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for June 13, June 27, July 11, and July 25 2017, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary