

MINUTES

CRESSKILL PLANNING BOARD

JUNE 24, 2014

Mr. Vaccaro opened the meeting at 7:52 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Tsigounis, Mr. Vaccaro, Ms. Bauer, Mr. Galdi, Mr. Morgan, Mr. Ulshoefer and Mr. Moss. Also present were Mr. Azzolina, Borough Engineer, and Mr. Steven Schuster, Board Attorney.

Mr. Galdi made a motion to approve the minutes of the June 10, 2014, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Edward M. Rossi, Construction Official, dated June 13, 2014, sending Ms. Heather Kushman and Ms. Jamie Evar to this Board for Approval. They would like to open a women's retail clothing store at 15 Broadway, Suite 103. They will be selling clothing and accessories such as shoes and jewelry. They currently operate their clothing business at the Metro Fitness Center in Tenafly and would like to move to Cresskill. Ms. Kushman and Ms. Evar were present. They noted that they were taking about 850 square feet on the first floor and 850 square feet in the basement which will only be used for storage. The landlord said there were a few parking spots for the nail salon and a few for the flower store and the rest is open. They don't have designated parking. There will be just the two of them working there. If they find that they need extra hours down the line, they will bring in some sort of college girl to help them. There won't be more than two at any one time. Their hours are 10-4 at their current location. They gear it towards the moms with kids, who happen to be their customer base right now. The name of the business is Reform and they started it about 2 ½ years ago. It is a lifestyle fitness store. It is the new approach to retail which is mixing in an active lifestyle look for the woman that's on the go, works, children, the whole thing. When they first started it was just fun fitness pants. Now they run the gamut on a woman's wardrobe. They have been growing every month so they have outgrown their space and they wanted to go somewhere where there was no other store like theirs. This shopping center seemed perfect since there is a spin studio and two other fitness related studios in the building. They thought it was a prime spot for them.

Ms. Kushman also noted that they also have to fill out a sign permit. They showed what the sign would look like. It is nothing bigger than what the front window is. Mr. Schuster noted that they are entitled to the square footage based on what the frontage is. The sign will not be illuminated. It will be just letters, not an actual sign. Mr. Schuster explained that you then use just the square footage of the actual letters as opposed to the actual sign. They are just replacing what is there now. They will have one facing the parking lot and one facing Dunkin Donuts. Mr. Galdi made a motion to approve, seconded by Mr. Ulshoefer. All present were in favor. Motion approved. Letter of approval sent to Ms. Kushman and Ms. Evar, with copies to Ms. Barbara Nasuto, Mr. Edward Rossi, the Fire Department, the Police Department and the Health Department. Mr. Schuster stated that they will have to present the plans for the sign to the Building Department. Mayor Romeo noted that the letter of approval will include the approval for the sign.

Copy of a letter from the County of Bergen, Department of Planning and Economic Development, dated June 11, 2014, to Pete Muller, Ramapo Developers, LLC, regarding 400 Eleventh Street Subdivision stating the application was reviewed by the Bergen County Planning Board's Subdivision and Site Plan Review Committee

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at their June 10, 2014 meeting and was granted *conditional* approval as set forth on the enclosed Joint Report. File.

Voucher for Arista Trophies & Awards for a new nameplate for Barry Moss. Mr. Galdi made a motion to approve, seconded by Mr. Morgan. All present were in favor. Motion approved.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina had nothing new to report.

Old Business

None.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Galdi to adjourn the meeting at 8:01 PM, seconded by Mr. Moss. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for July 8, July 22, August 12, and August 26, 2014, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary