

## **MINUTES**

### **CRESSKILL PLANNING BOARD**

**JULY 14, 2020**

Mayor Romeo opened the meeting at 7:37 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call:

Mayor Romeo, Councilman Kaplan (via phone), Mr. Mandelbaum, Ms. Tsigounis, Mr. Malone and Mr. Rummel. Also present were Mr. Stamos, Planning Board Attorney, and Mr. Azzolina, Borough Engineer.

\*\*\*\*

Mr. Malone made a motion to approve the minutes of the June 23, 2020, meeting, seconded by Mr. Mandelbaum. All present were in favor of the motion. Motion approved.

\*\*\*\*

### **Correspondence**

None.

\*\*\*\*

### **Subdivision Committee**

Ms. Tsigounis had nothing to report.

\*\*\*\*

### **Report from the Borough Engineer's Office**

Mr. Azzolina had nothing to report.

\*\*\*\*

### **Old Business**

None.

\*\*\*\*

### **New Business**

Mrs. Zainab Illyos is before the Board for approval to open a café/bakery at 22B Union Avenue. It is Zai's Dessertery Inc. We received a Letter of Introduction from Mr. Bob Rusch on July 9, 2020. Mrs. Illyos noted that they specialize in French Macarons. They first opened in Dumont and when their lease was up, they were looking for a bigger space. They then opened in Bergenfield on Washington Avenue. They are doing so well in Bergenfield, they decided to open another location. They will not be cooking in Cresskill. In Bergenfield they have a nice big kitchen. That will be their central location. They are where the old Edible Arrangements was, across from the TD Bank. Mrs. Illyos said that they have three bakers now and everything is from scratch. They have everything from macarons, cupcakes, cookies, brownies, ice cream,

milkshakes, crepes and bubble waffles. The crepes and bubble waffles they will cook there because they are electric appliances and you don't need an exhaust for them. It will look exactly how it looks in Bergenfield.

They also brought the signage that they want to put up, which is the same exact signage that is in Bergenfield. The signage will have to be looked at for the size. Mayor Romeo will have to give it to the Building Inspector to see if it fits in the spot. The Board Attorney will check the size.

Mr. Illyos said that they will bring the food from Bergenfield, where they have a fully licensed kitchen, in a refrigerated truck. Ms. Tsigounis asked if they were proposing just the lettering on the sign or the white background also. They are proposing just the lettering, not the background.

Mr. Illyos noted that, due to there being a crepe place down the street, they were thinking not to do the crepes, only do the bubble waffles so as to not hurt the business down the street. Mayor Romeo appreciated that sentiment and asked them not to do the crepes. Mr. Stamos will check on the signage. Mr. Illyos noted that they can always make the sign smaller if need be.

Mr. Mandelbaum made a motion to approve, seconded by Ms. Tsigounis. All present were in favor. Motion approved.

The other Letter of Introduction from Mr. Bob Rusch is sending Mr. Gino Miller to the Board for approval. He wishes to open a Chakra and Reiki Boutique at 12 Union Avenue. The shop would sell crystals and gems. No one was present.

\*\*\*\*

#### **Other Business**

None.

\*\*\*\*

Mayor Romeo opened the meeting to the public. No public wished to be heard.

\*\*\*\*

Motion was made by Ms. Tsigounis to adjourn the meeting at 7:54 PM, seconded by Mr. Mandelbaum. All present were in favor. Motion approved.

\*\*\*\*

The next four regular Planning Board meetings are scheduled for July 28, August 11, August 25, and September 8, 2020, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary