

MINUTES

CRESSKILL PLANNING BOARD

JUNE 14, 2022

Mr. Ulshoefer opened the meeting at 7:30 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call: Mayor Romeo, Councilwoman Schultz-Rummel, Mr. Ulshoefer, Ms. Bauer, Mr. Malone, Mr. Rummel, Mr. Sutera and Mr. Berger. Ms. Furio arrived at 7:36. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

Mr. Rummel made a motion to approve the minutes of the May 24, 2022, meeting, seconded by Mr. Sutera. All present were in favor of the motion. Motion approved.

Correspondence

Letter dated June 14, 2022, from Mr. Madaio for Applications #1578M and 1581, 33 and 35 Westervelt Place stating that they are withdrawing this application.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated May 26, 2022, sending Ana and Daniel Mitovski to this Board for approval. They would like to open a coffee shop and bakery at 29 East Madison Avenue, Unit 6. The business would provide high quality coffees, matcha and chai teas, cold pressed juices, acai bowls, ice cream, vegan goods and baked items. Mr. Mitovski was present. He noted that this used to be the medical office next to the tavern. They still don't have a name for the business, but the corporation will be NOLA Provisions and they are going to implement something with Cresskill and Madison because he grew up on Madison Street in Ridgewood, Queens. They bought a house here in town last July that they are re-doing and they will move in at the end of June. He was a partner and operator in a café on the Upper West Side that unfortunately had to close last year because of COVID. He would like to have tables to sit and eat. Everything is going to be raw except for the pastries which need to be baked. A little over 80% of the menu is going to be raw. It is not going to be 100% vegan, but they are leaning towards that. They are going to have acai bowls, quinoa bowls, smoothies, ice cream and vegan soft serve. They will have coffee, matcha drinks hot and cold, and pastries and scones made with matcha inside. Mr. Rummel made a motion to approve, seconded by Mr. Berger. All present were in favor. Motion approved. An approval letter was sent to Mr. and Mrs. Mitovski, with copies sent to Mr. Bob Rusch, Ms. Francesca Maragliano, the Fire Department, the Police Department and the Health Department.

Application for Soil Erosion and Sediment Control Plan Certification for 65-69 East Madison Avenue, Group Home, BCUW/Madeline Housing Partners, LLC. File.

Subdivision Committee

No report from the Subdivision Committee.

Report from the Borough Engineer's Office

Mr. Azzolina had nothing new to report. He noted that Application #1582 revised the plans to flip the house so the driveway is on the other side.

Old Business

None.

Resolution for Application #1582, LCL Development Group LLC, 7 New Street (also known as 167 E. Madison Avenue). They wanted to flip the house to New Street which created a lot-width variance. The key things were the driveway being too close to the corner, which they flipped the house to move it further away from the corner. The trees were a primary issue of concern. They did agree to show a 15-foot perimeter around the home to be constructed and that anything outside that they would do their best to preserve those trees. The Mayor suggested that they work with Mr. Frank DeCarlo. Mayor Romeo noted that Mr. DeCarlo had the plans in his hand when he went there, and they went over every tree. He is going to ask Mr. DeCarlo what happened. Mr. Sutera said that if they flipped the house, there will be one more that will be removed because that is where the driveway would be. There is another tree that could now be saved if the house is flipped. That is the tree on the corner. Mr. Azzolina noted that neither tree is on the new plans. The lot was clear-cut. There is no perimeter noted on the new plan either.

Mayor Romeo will find out if the trees were already down when Mr. DeCarlo went there and if they were not noted on the plan. Mr. Azzolina stated that on the original plan it shows the 24" tree at the corner as being removed. Then the discussion at the meeting was if the flipped the house that tree could be saved. Mr. Stamos noted that in the resolution it states that they would meet with Mr. Frank DeCarlo as a condition of approval, and they will not remove anything outside the 15-foot perimeter. Mr. Berger stated that there is no 15-foot radius noted on the revised plan.

Mr. Ulshoefer made a motion to approve the Resolution, seconded by Mr. Rummel. On Roll Call: Mayor Romeo, Councilwoman Schultz-Rummel, Mr. Ulshoefer, Ms. Bauer, Ms. Furio, Mr. Malone, Mr. Rummel, Mr. Sutera and Mr. Berger all voted yes. Ms. Tsigounis was absent. Motion approved. The original resolution shall become a permanent part of these minutes.

New Business

None.

Other Business

None.

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

Motion was made by Mr. Berger to adjourn the meeting at 8:04 PM, seconded by Ms. Furio. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for June 28, July 12, July 26, and August 9, 2022, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary