

MINUTES

CRESSKILL PLANNING BOARD

SEPTEMBER 13, 2022

Mr. Ulshoefer opened the meeting at 7:33 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, Ms. Furio, Mr. Malone, Mr. Rummel, Mr. Sutera, and Ms. Tsigounis. Mr. Berger arrived at 7:35 PM. Also present was Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

Mr. Sutera made a motion to approve the minutes of the August 23, 2022, meeting, seconded by Mr. Malone. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated August 29, 2022, sending a representative for M&T Bank to this Board for approval. They would like to change the sign at 80 Union Avenue.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated August 29, 2022, sending a representative for Doner Mediterranean LLC to this Board for approval. They would like to open a Mediterranean restaurant at 38 Union Avenue (previously Lobster Shack).

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 1, 2022, sending a representative for NJ 191 County Road LLC to this Board for approval. They will be purchasing the building at 191 County Road. At this time, no new business will be occupying the building.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 2, 2022, sending a representative for Bazzini Conditioning to this Board for approval. They would like to open a fitness center at 210-220 Knickerbocker Road, Suite 102. The business will offer weight training, strength and conditioning services by appointment.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated July 25, 2022, sending a representative from Jersey Mike's Subs to this Board for approval. They would like to open a sandwich shop at 1 Union Avenue.

The representative for M&T bank distributed copies of the proposed bank sign. He noted that the sign will be a like for like face replacement. It is simply a change in the branding. The logo has been modernized. The sizes are unchanged. The Board approved the change. A letter was sent to M&T Bank approving the change, with copies to Ms. Francesca Maragliano and Mr. Bob Rusch in the Building Department.

A owners for Chef Mediterranean, Turan Dayakli and Cihan Yilmaz were present. They explained that they are changing the restaurant to Mediterranean cuisine. They are taking over Lobster Shack. They don't have the signage yet. They know they have to keep it green. They were told to come back with the sign for approval. They have to paint it and replace some tiles and some ceiling tiles. They are not doing any other renovations. The Board approved the change. A letter was sent to Chef Mediterranean with copies

to Ms. Francesca Maragliano, Mr. Bob Rusch, the Fire Department, the Police Department and the Health Department.

Mr. Philip Bazzini was present representing Bazzini Conditioning. He has a personal training fitness business in Tenafly. His lease is up this year and he saw an opportunity in the Pershing Building at the Monument and he thought it was a better fit for him to move his operation there. He will be in 210 which is the slightly south building, the two-story building, and he will be on the ground floor. He will have weights, medicine balls, dumbbells, barbells, kettle bells, etc. The square footage is about 826 square feet and it is just him. The Board approved the occupancy. A letter was sent to Mr. Bazzini, with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, the Fire Department, the Police Department and the Health Department.

Mr. Justin Kang is the property manager representing the owner. They are buying the property at 191 County Road, Capital One Bank. Capital One Bank has four more years remaining on the lease. The new owner has four years to find new tenants. Capital One Bank technically still have a lease and are paying rent and they are tenants. They are the tenants of the new owner for four more years. It can remain vacant or they can come back. Mayor Romeo said they will take possession of it and will try to get someone to rent it, but have four more years to try to get a occupant. They are going to maintain the building. Right now JLL, one of the well-known commercial maintenance companies are doing it. They may hire another company or will continue using JLL. The Board approved the change of ownership. A letter was sent to NJ 191 County Road LLC, with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, the Fire Department, the Police Department and the Health Department.

Mr. Gregg Ralph, the architect for Jersey Mike's was present. Kathleen, the actual tenant was also present. This is the corner unit on Union and Piermont. They are the first store facing Union from the corner on the first floor with 1,500 square feet. They expect possession in about 60 days. There will be entrances in both front and back. There are only 14 seats. It is a lot of grab and go. There is no breakfast. Their hours will be 11:00 AM until 10:00 or 11:00. The signage is bound by the landlord's criteria. They don't have the criteria yet. They know they have to come back for the signage. Mr. Stamos noted that the signage is stipulated in the resolution but does allow for branding. Mr. Ralph was told that he could get the resolution from the Borough Hall. The Board approved the occupancy for Jersey Mike's. A letter was sent to Mr. Chris Rigassio, Prospect Capital Restaurants, with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, the Fire Department, the Police Department and the Health Department.

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

Mr. Stamos noted that the meeting on November 8 needs to be cancelled due to Election Day and voting being held in the Borough Hall.

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. Rummel to adjourn the meeting at 7:51 PM, seconded by Ms. Berger. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for September 27, October 11, October 25, and November 22, 2022, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary