

MINUTES

CRESSKILL PLANNING BOARD

OCTOBER 11, 2022

Mr. Ulshoefer opened the meeting at 7:35 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, and Ms. Tsigounis. Also present was Mr. Paul Azzolina, Borough Engineer.

Mr. Rummel made a motion to approve the minutes of the September 27, 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 October 6, 2022, sending Mr. Sokol Lumaj to this Board for approval. He would like to construct a new single-family dwelling at 222 9th Street and will require variances. Ms. Bauer noted that they were before the Zoning Board for an FAR variance which they did not get. Now they are coming here, and they removed the FAR variance. Ms. Tsigounis introduced Application #1584, 222 9th Street, Sokol Lumaj and it was received on October 11, 2022.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated October 6, 2022, sending Architect Raul Mederos, representing the owners, Mr. Adam Pitt, to this Board for approval. They would like to construct a new single-family dwelling at 266 Concord Street that will require numerous variances. No application has been received and no one was present.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated October 3, 2022, sending a representative for Chef Mediterranean to this Board for approval. They would like to install a new sign at the Mediterranean restaurant at 38 Union Avenue. Mr. Cihan Yilmaz was present and presented a color rendering of the sign. Mr. Yilmaz noted that it is the same length as the old sign but is two feet taller to accommodate the chef's hat. It will be lit from behind. It is not going over the height of the building. Mr. Azzolina noted that there is something in the code that needs to be reviewed to determine if it is the proper size. He asked if they can wait two weeks to give him a chance to review it. He asked when they were proposing to install the sign. Mr. Yilmaz said they are waiting for an approval on the sign in order to cut the sign.

Ms. Tsigounis asked how long it takes to have the sign manufactured. Mr. Yilmaz said it takes one month. Mayor Romeo is okay with the sign. Ms. Tsigounis suggested having Mr. Stamos review it and then send Mr. Yilmaz an approval once it is received from Mr. Stamos. Councilwoman Schultz-Rummel voted for conditional approval based on Mr. Stamos's review and approval. Ms. Tsigounis seconded the motion. All were in favor. Motion approved.

Subdivision Committee

Ms. Tsigounis had nothing else to report.

Report from the Borough Engineer's Office

Mr. Azzolina had nothing to report.

Old Business

None.

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 Ms. Tsigounis to adjourn the meeting at 7:45 PM, seconded by Mr. Malone. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for October 25, November 22, December 13, and December 27, 2022, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary