

MINUTES

CRESSKILL PLANNING BOARD

DECEMBER 12, 2023

Mr. Ulshoefer opened the meeting at 7:32 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, Ms. Tsigounis, and Mr. Ross. Also present was Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

Mr. Malone made a motion to approve the minutes of the November 28, 2023, meeting, seconded by Mr. Rummel. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated November 27, 2023, sending the owner, Weijia Zhang, of 59 Short Place to this Board for a driveway waiver (as per 218-E(1)(c). Required is 10 feet and the proposed is 7.45. The waiver required is 2.55 feet. The retaining wall is falling apart so they are proposing to replace the retaining wall as well. Mr. Stamos explained that they are going to clear the current retaining wall, expand the driveway and rebuild the retaining wall. Mr. Zhang agreed. Mayor Romeo asked how far the property line was from the neighbor's house. It is 18 feet from the property line. Mr. Stamos asked about the proposed vinyl fence. Mr. Zhang noted that the fence will be on the retaining wall for safety. He spoke to the neighbors about this, and they have no problem with it. Mr. Malone stated, just to be clear, we are only approving the driveway waiver and the new retaining wall, nothing else on the plan that was attached. The Board was in favor of the driveway waiver. A letter was sent to Mr. Zhang granting him the driveway waiver, with copies to Ms. Francesca Maragliano and Mr. Bob Rusch.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated November 27, 2023, sending a representative for Padel United to this Board for approval. They would like to open indoor padel courts and a wellness facility at 160 Broadway. No one was present. He was at the last meeting. Councilwoman Schultz-Rummel noted that they have started construction inside already. She would also like to know what the wellness facility is all about because that was not mentioned at the last meeting when he was here informally. Also, do we have any recourse if they started interior renovation. Mayor Romeo suggested that Mr. Stamos write a letter. Mr. Stamos noted that he may have a conflict with this person. He may be a client of his. He will fill in Mr. Jack Van Horn to take over for this and have him write a letter.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated December 5, 2023, sending a representative for the owner of 31 Engleside Street. They would like to construct a new single-family home at this address. There are no variances required. Mayor Romeo explained that we don't have a meeting the 4th Tuesday in December so Mr. Azzolina will have his report for the 2nd Tuesday in January. Mr. Azzolina asked if there was an architectural drawing available. Mr. Lucibello said that it is almost ready and will have them email it to Mr. Azzolina when it is ready. The architect is Mr. Peter Dito.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated December 11, 2023, sending a representative for StretchH₂O: Water & Wellness to this Board for approval. They would like to open a wellness facility at 210 Knickerbocker Road, Unit 210. The business will provide high quality one-on-one assisted stretch therapy also known as Fascial Stretch Therapy (FST), while also providing drinking water and electrolytes. Mr. Christopher Bolella was present. He stated that he is starting this company. He has

been doing FST for about 2 ½ years now. He has seen it improve the quality of a lot of people's lives. If you pair it with drinking water and get clients who are really well hydrated and get them on a stretching table, it can make a big difference. It can improve their flexibility. It is good for athletes and everyday people.

Councilwoman Schultz-Rummel asked about the hydration part and wanted to know if he was just talking about drinking water and not IVs. Mr. Bolella said there are no IVs. He is starting out in a 15 x 15 room. He discussed with the owner that in March, one of his other tenants are going to be moving out and if at that time if he would like to upgrade for a little more room, which he thinks he would like to do, he will cross that bridge when he gets there. If he does, he may introduce his own filtration system to filter his own water and bottle it and sell it.

Ms. Bauer asked if he was going to be filtering tap water. Mr. Bolella said yes. They have a really good filtration system now where you can eliminate all the chemicals and pretty much all the bad stuff that is in the water and create really good, high quality, drinking water. Ms. Tsigounis made a motion to approve, seconded by Mr. Rummel. All present were in favor. Motion approved. A letter of approval was sent, with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, The Fire Department, The Health Department and the Health Department.

Subdivision Committee

Ms. Tsigounis introduced new Application #1598, 31 Engleside Street, Martin and Dale Lucibello, received December 11, 2023. It is currently under review.

Report from the Borough Engineer's Office

Mr. Azzolina noted that Application #1597, 65 Merritt Avenue, Ofer Shapira and Noa Avtalion is substantially complete as presented. They can be scheduled for the first in meeting January. They do require variances. If the Board is okay with that, they can be scheduled. Mr. Stamos asked if they were represented by Council. He was informed that they were not. Mr. Stamos explained the process and gave him his information if they had any questions. Mr. Azzolina also explained that they were within 200 feet of Bergenfield so they will need to obtain the list from Bergenfield as well as Cresskill. They were scheduled for a Public Hearing on January 9, 2024.

Mr. Azzolina stated that Application #1596, 26 E. Madison Avenue is also substantially complete as presented. It is a mixed-use development. It has commercial space on the ground floor and a single apartment on the second and third floors. It is an existing lot. It is permitted within the zone. This is the plan with a zero-lot line. He did receive an email from Mr. Capizzi's office looking for a hearing date. This is ready for a Public Hearing. This Application was scheduled for a Public Hearing on January 9, 2024. Mr. Stamos will notify Mr. Capizzi's office.

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 7:58 PM, seconded by Mr. Rummel. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for January 9, January 23, February 13, and February 27, 2024, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary