

MINUTES

CRESSKILL PLANNING BOARD

APRIL 11, 2023

Mr. Ulshoefer opened the meeting at 7:36 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. Berger, Mr. Malone, Mr. Rummel, Ms. Tsigounis and Mr. Peleg. Also present was Mr. Dean Stamos, Board Attorney.

Ms. Tsigounis made a motion to approve the minutes of the March 28, 2023, meeting, seconded by Mr. Berger. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated April 6, 2023, sending Mr. Yong Choi, owner of YJC Assets LLC, to this Board for approval. They are the current tenants at 80 Broadway, Suite 2B, and will be purchasing the unit. Mr. Choi was present. He is just purchasing the unit which is a small office. Mayor Romeo asked Mr. Stamos if you had an office building, could you separate that into condos without permission from the town. Mr. Stamos noted that it depends on the initial CO. You can't just determine it to be condos. Mayor Romeo asked Mr. Choi if other people owned their units. Mr. Choi stated that most of them were owners of their units. The name of the owner of the building is Matthew Zuch and his phone number is 201-694-1228.

Mr. Stamos noted that there are office suites like that, but it would have to be approved as such. There are four suites on the first floor and four suites on the second floor. Mr. Choi's suite is one open space. He got permission for construction and electric about a year ago to remodel it as a tenant. He has been a tenant in that suite for about three years and he was in another suite for about seven years. A dentist owns two suites, 2A and 2B. An acupuncturist owns 2C. All the suites on the first floor are owned. He is the last one to not own the suite.

Mayor Romeo wants to find out how this all happened. How it went from rentals to owning the units. Mr. Stamos found out that there are eight units and eight qualifying numbers, so they are all paying taxes separately. They are assessed separately. Mayor Romeo said they need to find out how this happened and then they will give him permission to do it. Mr. Stamos noted that the Board doesn't recall having an application that this occurred properly. Mr. Choi noted that the units have separate gas and electric meters.

Mr. Choi was told to go through with the inspection and everything. Mr. Choi stated that the closing date was April 17. Mayor Romeo said it shouldn't be an issue. He will get back to him before that.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated April 3, 2023, sending a representative for Corcoran Infinity Properties to this Board for approval. They would like to replace the sign panel at 105 Union Avenue. Mr. David Arabia was present. This is the Friedberg building. Mr. Arabia noted that it is the same size, just changing the lettering. They are not changing the sign, just peeling off the lettering. The other side of the sign is staying. It is for the gentleman that is upstairs. He is not planning on changing the panel unless something is damaged. Mr. Malone made a motion to approve, seconded by Ms. Tsigounis. All present were in favor. Motion approved. Approval letter sent to Mr. Arabia, with copies to Mr. Bob Rusch and Ms. Francesca Maragliano.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated April 10, 2023, sending a representative for Bergen Sign Company to this Board for approval. They would like to install three permanent, non-illuminated signs in the front and rear of 1 Union Avenue for Connect One Bank. No one was present.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated March 22, 2023, sending a representative for Chef Mediterranean to this Board for approval. They would like to have outdoor seating for six 2-top tables at 38 Union Avenue. The owner noted that they need three feet for the tables and six feet for the sidewalk and they have that. They will be using the tables from the prior restaurant. Mr. Stamos noted that they just have to make sure they don't join the tables. Councilwoman Schultz-Rummel stated that they have to stay separated along the building. Ms. Tsigounis made a motion to approve, seconded by Mr. Malone. All present were in favor. Motion approved. Approval letter sent to Chef Mediterranean, with copies to Mr. Bob Rusch and Ms. Francesca Maragliano.

Subdivision Committee

Ms. Tsigounis reported that a revised plan for Application #1588, 171 Magnolia Avenue, Tenaflly Rentals 2 LLC was received on March 29, 2023, and was distributed. This is scheduled for a Public Hearing on April 25, 2023.

Report from the Borough Engineer's Office

No 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 Mr. Berger to adjourn the meeting at 8:07 PM, seconded by Ms. Bauer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 25, May 9, May 23, and June 13, 2023, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary