

MINUTES

CRESSKILL PLANNING BOARD

JUNE 13, 2023

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, Mr. Berger, Mr. Malone, Mr. Rummel, Ms. Tsigounis and Mr. Peleg. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

Mr. Malone made a motion to approve the minutes of the May 23, 2023, meeting, seconded by Mr. Peleg. All present were in favor of the motion. Motion approved.

Correspondence

Letter of Introduction from Mr. Bob Rusch, Construction Official, sending a representative for 347 Concord Street to this Board for approval. They would like to build a single-family home at this address with no variances required. No plans have been received yet. Mr. Stamos noted that they will be submitting full size plans. Once received, Mr. Azzolina will review them to make sure there are no variances required. Mr. Stamos will inform them to come to the next meeting for Mr. Azzolina's review and to go over the plans.

Subdivision Committee

Ms. Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina reported on Application #1590, which was discussed briefly at the last meeting. He noted that he did a complete review and determined that the application is incomplete. He sent a memorandum to the applicant's professionals last week. The thing about this site is that it is a mixed-use building that has two commercial units on the ground floor and four residential apartments on the second and third floors. The way projects like this work when you have a mixed use, the Residential Site Improvement Standards would apply to the site. Because of that, due the fact that it has residential units that are accessed from the rear of the property, presents certain life safety concerns. He briefly discussed this with Chief Ulshoefer, and he had the Fire Marshall on a conference call. He recommended that they review these plans with the Fire Marshall to either revise somehow to comply or otherwise they would need to get a de minimus waiver for the Residential Site Improvements Standards in order to do the design. He doesn't believe a fire truck can circulate around the building and it needs to circulate around the building and that is where he will defer to their expertise as to whether they would want to do that or not. The initial reaction from the Fire Marshall is that the length to get to the rear of the building was a bit of a problem. Perhaps that could be overcome by having an access from the front of the building. These are the things that they need to review. That is primarily why it was determined to be incomplete. There are a few other items that need to be addressed, but the major issue here is the fire access.

The other thing that Mr. Azzolina thought was perhaps applicable to the application was the affordable housing component, but upon further review of the ordinance, that only kicks in when you have five or more residential units. There are four here so, therefore, they are not obligated to provide affordable housing.

The other application that Mr. Azzolina is reviewing is Application #1591, which is 49 Westervelt Place, Gil Gerstl and Naomi Sender. That application is complete and ready for hearing. They require a couple of variances. He doesn't believe there is counsel involved and they are not an LLC, so if they are ready to go, he would recommend they be heard at the next available meeting. He has not had any communication with anybody involved with the application. He thought that they would be at the meeting. They require two variances, impervious coverage and total side yards. Mr. Stamos noted that they are represented by Mr. Mark Madaio, and he reached out to him. Mr. Madaio said he could be ready for the next meeting. The Public Hearing was scheduled for June 27, 2023.

Old Business

None.

New Business

Mr. Gabriel Madonado was present with a Letter of Introduction from Mr. Bob Rusch, dated May 16, 2023, sending him to this Board for approval. He would like to open a new coffee shop called Paper Street Coffee at 22B Union Avenue. This used to be a dessert shop. Mr. Madonado noted that the biggest difference between him and other coffee companies is he is not just a coffee shop. He is an importer and roaster. They are already an existing business. They exist outside of New Jersey. They roast out of Brooklyn, and they have an on-line business. He imports coffee from all over the world, Ethiopia, Barundi, and a bunch of other South America and Central America companies. He is the person who roasts the coffee. They have been around since 2020. Now he is looking for a bigger physical location. He is the person that other coffee shops buy their coffee from. They will also be serving pastries and stuff like that, but they will not be making that stuff there. They will just be bringing that in.

Councilwoman Schultz-Rummel asked how many days they will be open. Mr. Madonado noted they would be open seven days a week from 5:00-5:00 or 5:00-6:00. He wants to make this his flagship store. He will be shipping out of this store, but they will be taking the stuff to the Post Office or to a UPS drop off place. There will be no deliveries or trucks. Ms. Tsigounis made a motion to approve, seconded by Mr. Rummel. Mr. Peleg recused himself. All others present were in favor. Motion approved. A letter of approval was sent to Mr. Madonado with copies to Mr. Bob Rusch, Ms. Francesca Maragliano, The Fire Chief, The Police Chief and the Health Department.

Mr. Nicholas Korsgen was present with a Commercial Change of Tenant notice. He was told to come to this meeting as he wishes to take over the space at 34 Union Avenue, which used to be the dry cleaners. He would like to turn the space into a personal training studio. They will not be a public gym. They will operate the same way as a hair salon or nail salon would, by appointment only. Right now, the goal is to be him and one other partner so foot traffic would be no more than 4-5 people in the space at a time. They work on half-hour appointments mostly. Sometimes they have one-hour appointments. So mostly they have turn over every half-hour. Most of their clientele works out anywhere from 5:30 AM to 12:00 PM, which he thinks is advantageous, because that time of the day foot traffic there is a bit lower. They normally break in the middle of the day from 12:00-3:00 and then get a little bit busy after school hours from about 3:00-6:00, but again it is only going to be him and one other trainer/partner that he is going to be working with.

Mayor Romeo asked if he was working out of any other space right now. Mr. Korsgen noted that right now he works out of a space in Englewood. His partner is working out of a space in Harrington Park. They both

work together in a space in Norwood. He believes that 90% of his clientele base comes from Cresskill, Tenafly, Demarest, Closter and a little bit in the Englewood Cliffs area. Most of their clientele is centered around this general vicinity. They were looking to be in a more centrally located space, not only for convenience but just to get back into the general Cresskill/Demarest area. He feels the Cresskill area is more advantageous for them. He and his partner grew up in Norwood, so they do have a connection to Bergen County. Right now, he does all his work out of space on Grand Avenue in Englewood. He is looking to get out of Englewood. His partner is looking to get out of his space in Harrington Park. Most of his clients come from the general Cresskill/Tenafly/Demarest area. Cresskill is a better area.

They don't have a name for the space yet. They will figure that out once they get approval. Councilwoman Schultz-Rummel asked if they were going to do any training outdoors. Mr. Korsgen noted that they will be inside, no training outdoors in the parking lot or front walkway. They will get all new equipment and have high expectations and it will be all inside the building. Mr. Rummel made a motion to approve, seconded by Ms. Tsigounis. All present were in favor. Motion approved. A letter of approval was sent to Mr. Korsgen with copies to Mr. Bob Rusch, Ms. Francesca Maragliano, The Fire Chief, The Police Chief and the Health Department.

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. Bauer to adjourn the meeting at 8:08 PM, seconded by Mr. Rummel. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for June 27, July 11, July 25, and August 8, 2023, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary