

MINUTES

CRESSKILL PLANNING BOARD

JULY 11, 2023

Mr. Ulshoefer opened the meeting at 7:30 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, and Mr. Peleg. Ms. Tsigounis arrived at 7:36 PM. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

Mr. Berger made a motion to approve the minutes of the June 27, 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 July 6, 2023, sending a representative for MEK Cresskill to this Board for approval. They would like to open an educational facility at 350 Madison Avenue. They will offer education and educational consulting services for elementary, secondary and higher education level students.

Application for Soil Erosion and Sediment Control Plan Certification for 347 Concord Street, SMP ENT LLC, Application #1592. File.

MEK is under contract to purchase the entire building at 350 Madison Avenue. They will be occupying both floors. The Tae Kwon Do place still has two years left on their lease. Mr. Daniel Bae, the attorney for MEK Review was present representing MEK. The principal of Eastar 3013, LLC, the applicant, was also present. He is looking to open an educational center at 350 Madison Avenue. He has a long history of running the education center starting in Palisades Park, then in Closter and now wants to open one in Cresskill. Mr. Peleg made a motion to approve, seconded by Mr. Malone. All present were in favor. Motion approved. A letter of approval was sent to Eastar 3013, LLC, with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, the Fire Department, the Police Department and the Health Department.

Subdivision Committee

Nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina had nothing to report other than Application #1591 will be on for a Public Hearing at the next meeting. That is for 49 Westervelt Place.

On 349 Concord Street, there are a couple deficiencies with the plan that they need to discuss with the engineer and that will be ready for the next meeting as well. Mr. Berger asked if he spoke to them about raising it. Mr. Azzolina noted that he hasn't personally spoken to them yet, but his assistant did. He will speak to them later this week. He agrees that it is a good idea.

Councilwoman Schultz-Rummel asked about the big application up on Truman Drive. Mr. Azzolina stated that that is the Alvarez Application #1586 and according to their attorney, Mr. Capizzi, they are sitting on it for now. They haven't formally withdrawn it, but it is on the back burner for now.

Old Business

Ms. Tsigounis asked where we are with the ordinance that no new garage elevation be below the nature grade. Mr. Azzolina noted that there is nothing new on that. He will talk to the Construction Official and Board Attorney. Ms. Tsigounis stated that she will be happy to help as well.

New Business

None.

Other Business

Mayor Romeo asked if there were any other applications outstanding. Mr. Azzolina noted that there is the one on East Madison, the mixed used building, Application #1590 which was deemed incomplete. There are a number of issues that they need to resolve, primarily fire related. He recommended that they speak to the fire official first so that they don't submit plans that are ultimately not acceptable. The way it is currently presented, it is not in compliance with the RSIS that would apply here because it is a mixed-use development. The residential portion has to comply with that. There are certain aspects of it, most notably with respect to fire lane issues that don't currently comply, so they need to request a de minimus exception and that is something that the Fire Official would need to recommend to the Board that that waiver or exception be granted, if possible. Mr. Azzolina doesn't know if the building is sprinklered or not, which may address a concern. You could probably relocate the entrance to the building, which would be an architectural change that could be made so the entrance to the residential units is in the front of the building as opposed to the back. There is a lot to be done and different ways to approach it, so the ball is in their court.

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 7:46 PM, seconded by Mr. Malone. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for July 25, August 8, August 22, and September 12, 2023, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary