

## **MINUTES**

### **CRESSKILL PLANNING BOARD**

**SEPTEMBER 26, 2023**

Mr. Ulshoefer opened the meeting at 7:31 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 were Mr. Paul Azzolina, Borough Engineer, and Mr. Dean Stamos, Board Attorney.

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Mr. Malone made a motion to approve the minutes of the September 12, 2023, meeting, seconded by Mr. Rummel. All present were in favor of the motion. Motion approved.

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### **Correspondence**

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 5, 2023, sending Mr. Maximilian Moehlan to this Board for approval. He is seeking a driveway waiver (as per 218-E(1)(c)) at 17 Cherry Court. Mr. Moehlan and his father were present.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 11, 2023, sending a representative for 165 Knickerbocker Road, to this Board for approval. They would like to construct an addition at 165 Knickerbocker Road and will require variances and a driveway waiver. This application will be going to the Zoning Board.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 25, 2023, sending Ms. Michelle Copland of Coolhotyoga & Pilates to this Board for approval. She would like to expand her existing studio into the unit at 10 Madison Avenue, Suite #102. Ms. Copland is present.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated September 15, 2023, sending a representative for YJC Assets LLC to this Board for approval. They will be purchasing the unit at 80 Broadway, Suite 2C and they are the current tenant, The Masters Prep. YJC Assets has been in the building for more than 12 years. He moved into 80 Broadway, unit 2C as a tenant. Last April the landlord decided to sell the units. He already owns unit 2B. He now is going to buy unit 2C. He has already been in both units. The Board is in agreement with the change of ownership. A letter of approval was sent to YJC Assets with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, The Fire Department, The Police Department and the Health Department.

Ms. Copland noted that she is taking over the old cleaners to expand Coolhotyoga. The cleaners have been gone for about three years. Ms. Copland had pictures of the signage both the existing and the proposed. It will look the same. Everything will be the same as the existing signage. The Board is in agreement. A letter of approval was sent to Ms. Copland with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, The Fire Department, The Police Department and the Health Department.

Mr. Maximilian Moehlan was present and noted that he recently moved to Cresskill from Tenafly. He is seeking to expand the driveway so he can put both cars in the driveway. He would like to put both cars off the street since Cresskill doesn't allow cars in the street overnight starting in October. His address is 17 Cherry Court. Mr. Moehlan showed his survey. He talked to the neighbor and the neighbor is okay with it. They will be about four to four-and-a-half feet off the property line. He pointed out the neighbor's house that will be affected. House number 23 is to the left and 11 is to the right as you are looking at the house. The existing driveway is only 12 feet wide. Ms. Tsigounis noted that Mr. Rusch's letter states that they are looking for a three-foot side yard. Mr. Moehlan said that he will more likely be having a four-foot side yard. Ms. Tsigounis feels more comfortable with four feet off the property line. Both neighboring properties have double-wide driveways. This house only has a single-wide driveway.

Ms. Tsigounis noted that his existing driveway is 12 feet and if he gets another eight feet it will give him a 20-foot-wide driveway and still leave four feet to the property line. Ms. Tsigounis made a motion to grant the waiver with a setback to the property line of four feet. Mr. Malone seconded the motion. All present were in favor. Motion approved. An approval letter was sent to Mr. Moehlan with copies to Mr. Bob Rusch and Ms. Francesca Maragliano.

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**Subdivision Committee**

Ms. Tsigounis had nothing to report.

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**Report from the Borough Engineer's Office**

Mr. Azzolina had nothing to report.

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**Old Business**

None.

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**New Business**

None.

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**Other Business**

None.

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Mr. Ulshoefer opened the meeting to the public. No public wished to be heard. Mr. Ulshoefer closed the meeting to the public.

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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.

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The next four regular Planning Board meetings are scheduled for October 10, October 24, November 14, and November 28, 2023, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary