

MINUTES

CRESSKILL PLANNING BOARD

MARCH 27, 2018

Mr. Morgan opened the meeting at 7:26 PM and announced the requirements of the Open Public Meetings Act had been fulfilled.

Members present at roll call:

Mayor Romeo, Councilwoman Tsigounis, Mr. Morgan, Mr. Durakis, Mr. Mandelbaum, Mr. Ulshoefer, and Mr. Rummel. Mr. Malone arrived at 7:30 PM and Ms. Bauer arrived at 7:31 PM. Also present were Mr. Paul Azzolina, Borough Engineer, and Mr. Schuster, Planning Board Attorney.

Mr. Durakis made a motion to approve the minutes of the March 13, 2018, meeting. The motion was seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

Correspondence

Voucher from Mr. Steven Schuster for services rendered relative to the Cresskill Planning Board for the month of February 2018 in the amount of \$4,815.97. Motion to approve made by Mayor Romeo, seconded by Mr. Mandelbaum. All present were in favor. Motion approved.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated March 23, 2018, sending Mr. Jack Tabibian to this Board for approval. He would like to open a seafood restaurant that would offer sit down dining and take out options at 38 Union Avenue. Mr. Tabibian was present. He noted that he has signed a lease for 38 Union Avenue. It is where Cresskill Pizza used to be. He opened his first location in Edgewater about 2 ½ years ago. They have had some good reviews from the Record and the New York Times. They basically have Maine-style seafood. They opened their second location in Montclair about a year ago. He is familiar with the town and he saw the place empty and within two weeks he had a deal. They will be open seven days a week, especially in the summer. In the winter months, when their business is slower, they might close on Mondays for about three months. They do business from 11:00 AM to 9:00 PM and Fridays and Saturdays until 10:00 PM. They have a kitchen and do everything out of the kitchen. They have a live lobster tank which is kept to the temperature for the lobsters and salt water is made. They bring it all in from Maine. They don't plan on having a bar. It will be a BYOB. One of the beautiful things about the site is there is a liquor store right across the street that is convenient for everybody.

Mr. Tabibian likes the site because there is parking in the back and it has two doors to make it convenient for people. He expects to have tables for approximately 40 people and probably in front of the window a counter with high top stools for another 8-10 people. In the summer months in the warm weather, the way it looks, he could probably fit 14-16 outside. Mayor Romeo wanted to caution him about the number of tables based on the square footage of the restaurant. Mr. Schuster noted that it is the number of parking spaces based on the number of seats you have. Mayor Romeo wanted to know how many seats he is allowed to have in the restaurant. There is something in the ordinance. Mr. Tabibian said that he is sure there is and every town is different. He is lucky enough to have a parking lot in the back. From what he understands, the landlord tells him that the parking lot is usually empty. Most of his business is probably going to be at nights and on weekends. From both of the locations he has right now, probably

70% of their business is at night. Mayor Romeo is concerned with how many seats he is allowed in there. Mr. Schuster didn't know off the top of his head. Mr. Mandelbaum has been to his other restaurants and said it was very good. Mr. Tabibian stated that most of his business is sit down. They try for take-out by he always recommends to his customers that the food is always better when you have it there when it is nice and warm. Some people like to have it in their house. They are not doing sushi.

Mr. Tabibian plans on having the outdoor seating in front. He hasn't talked to the Building Department yet, because most towns want at least four feet of passage. The first thing he wanted to say is that he wants to be a good business neighbor. He has been in business since he was 21, which is almost 30 some odd years. He doesn't want to have an issue with the town. Mayor Romeo just wants to know how many seats he is allowed to have in there. Mr. Tabibian stated that his architect will look at the ordinance and go through it. It is 1,700 square feet. He is using the same space that the pizzeria had for seating. He is probably not going to go much over it, if he even does. The only thing is the stools that he mentioned is where they used to have the take-out counter. The restrooms stay, the kitchen stays. Everything stays. As far as outside is concerned, he doesn't want to take over the sidewalk so probably he is not going to have tables for four out there. They will be tables for two so people can pass by. He measured seven feet on each side and he is just guessing that he can get probably 14 people, 16 maybe, if he gets four tables on each side of the door. They are not doing any major construction. The State came in and took everything out of there, including the refrigerator doors and the hoods and everything. They are basically installing hoods and equipment and that is really it. They are not knocking any walls down or changing the glass.

Mr. Tabibian noted that as far as the outside, above the glass they would like to do shingles and he understands that there are certain colors that he can use. He is not doing anything crazy. It is basically New England style shingles like McNally Engineering has. Mayor Romeo asked if he was going to have an awning. Mr. Tabibian stated that the awning will be just above the door. He noted that his was a little bit lighter green and didn't know if that was acceptable or not. Councilwoman Tsigounis stated that it has to be the same color green. Mr. Tabibian felt that he could work with that and if he couldn't he just wouldn't have an awning. He noted that the sign that is there is a little small and he would ask the Building Department about that. He asked about the lobster decal that he wants to put on the door and a few buoys hanging. Otherwise, that's it. Nothing like a giant lobster on the roof or anything like that. The lobster tank will hold about 500 gallons of water and will hold about 250 lobsters each time and will be out of the way. Mr. Mandelbaum asked when he planned on opening. Mr. Tabibian noted that he is looking at mid to end of July. Mr. Mandelbaum made a motion to approve, seconded by Mr. Durakis. All present were in favor. Motion approved.

Mayor Romeo explained that he will have to come back for the sign permit. Mr. Tabibian understood that.

Subdivision Committee

Councilwoman Tsigounis had nothing to report.

Report from the Borough Engineer's Office

Mr. Azzolina noted that Application #1528, 27 Clark Street, is still under review. He spoke to the applicant today and told them he would have a completeness determination for the next meeting. They do require a variance, so if everything is complete at that time, he would then recommend a hearing for the second meeting in April.

On Application 1525M, 26 Cresskill Avenue, Lumaj Builders LLC, he is still waiting on revised plans.

Old Business

None.

New Business

None.

Other Business

None.

Mr. Morgan opened the meeting to the public. No public wished to be heard.

Motion was made by Mr. Durakis to adjourn the meeting at 7:42 PM, seconded by Mr. Ulshoefer. All present were in favor. Motion approved.

The next four regular Planning Board meetings are scheduled for April 10, April 24, May 8, and May 22, 2018, at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo
Recording Secretary