

# MINUTES

## CRESSKILL PLANNING BOARD

FEBRUARY 26, 2019

Mr. Morgan 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 Tsigounis, Mr. Morgan, Ms. Bauer, Mr. Calder, Mr. Durakis, Mr. Mandelbaum, Mr. Ulshoefer, Mr. Malone and Mr. Rummel. Also present was Mr. Schuster, Planning Board Attorney.

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Mr. Durakis made a motion to approve the minutes of the January 22, 2019, meeting, seconded by Mr. Ulshoefer. All present were in favor of the motion. Motion approved.

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### Correspondence

Letter of Introduction from Mr. Bob Rusch, dated January 28, 2019, sending Tania Gold of Sacred Space Meditation Studio to this Board for approval. She would like to install a new sign at her studio at 15 Broadway. Mr. Robert Hamburg from Majestic Signs was present. Mr. Hamburg noted that they are vinyl letters. The sign is two feet high by 140 inches or almost 12 feet wide. Mr. Schuster asked how wide the space is that they occupy. They are upstairs. The landlord authorized this space for her to put her sign. Mr. Schuster said that the question is the size of the sign. The sign size can be half the size of the width. Mr. Hamburg guessed that the width of her space is probably 18-20 feet wide. She is on the second floor. Mr. Schuster said that the sign is too big but if there was a sign there before and it is the same size, he should be able to have it. There should be a directory for the building. Nobody on the second floor has a sign on the building. Mr. Hamburg said that the landlord approved the sign.

Councilwoman Tsigounis stated that all these retail buildings should have a signage band and that is where the signage goes whether you are on the first floor or the second floor. That should have been done by the original architect when they built this building. She feels that it is problematic because it isn't in our code what is designated for signage for the second floor. Mr. Schuster asked when they got their approval to move in. Mr. Hamburg assumed they got a CO because they have been there for over a year. Mr. Schuster doesn't remember if it was ever approved to have signage for the second story. There is no other sign above the signage band. Councilwoman Tsigounis noted that what this tenant wants to do is put her sign above the signage band. What Mr. Schuster is saying is that he is not sure if that is permitted.

Mr. Hamburg knows that she had some difficulty getting approval from the landlord because he was concerned about other tenants wanting signage for the second floor. Mr. Schuster noted that if that was the case there would be double signage all the way around the building.

This was referred to Mr. Rusch, the Construction Official, to do some research into this and get back to the Planning Board. The information was given to Mr. Rusch for him to do some research.

Letter of Introduction from Mr. Bob Rusch, dated January 22, 2019, sending a representative for Elgen Staffing to this Board for approval. They would like to open an office at 300 Knickerbocker Road, Suite

3500, for their company that provides temporary and permanent staffing solutions to companies nationwide to help meet their talent acquisition goals. Mr. Matthew Rosen was present. They are currently doing business in Closter and their business is growing and expanding and they need to hire more staff. They will be leasing 4,600 square feet. They will be on the top floor. They currently have eight employees and will be growing to about 15 or so. There is plenty of parking. What they do is nationwide. Maybe 1-2% of the candidates they actually place and put to work will be coming to the office for an interview. They work for various industries. They do manufacturing, sales, accounting, finance, clerical, admin, customer service. They do a good amount of sales and customer service nationwide. Mr. Durakis made a motion to approve, seconded by Mr. Calder. All present were in favor. Motion approved. An approval letter was sent to Mr. Rosen, with copies to Ms. Francesca Maragliano, Mr. Bob Rusch, the Police Department, the Fire Department, and the Health Department.

Letter from the County of Bergen, Department of Planning & Engineering, dated February 5, 2019, to Legion, LLC, regarding The Grand Rose, stating that Bergen County Planning Board Site Pan Review and Approval will not be required. File.

Subdivision Deed for 26 Cresskill Avenue was received from Mr. Mark Madaio. This needs to be reviewed by Mr. Azzolina and Mr. Schuster before signatures.

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#### **Subdivision Committee**

Councilwoman Tsigounis reported that a revised site pan for Application #1543, 29 East Madison, Cresskill Tavern, was received on February 15, 2019, and is currently review.

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

Mr. Azzolina was not present.

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#### **Old Business**

Councilwoman Tsigounis would like the lot at the southeast corner of East Madison and Engle Street looked into. All the trees were cut down. She would like to know if they had permits. Mr. Ulshoefer will look into it.

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#### **New Business**

None.

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#### **Other Business**

None.

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

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Motion was made by Mr. Durakis to adjourn the meeting at 8:01 PM, seconded by Mr. Calder. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for March 12, March 26, April 9, and April 23, 2019, at 7:50 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary