

## MINUTES

### CRESSKILL PLANNING BOARD

APRIL 13, 2021

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, Councilman Kaplan, Mr. Ulshoefer, Mr. Malone, Mr. Mandelbaum, Mr. Rummel, Mr. Sutera, Ms. Tsigounis and Ms. Furio (via phone). Also present was Mr. Paul Azzolina, Borough Engineer.

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Mr. Mandelbaum made a motion to approve the minutes of the March 23, 2021, meeting, seconded by Mr. Rummel. All present were in favor of the motion. Motion approved.

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### Correspondence

Notice from Mr. Mark Madaio noticing for a Public Hearing to be held on April 27, 2021, for Application #1566, 5 Merrifield Way, Robert and Joan Hebert. This plan was just received so the Public Hearing will not be held on April 27, 2021. Mr. Stamos will be informed to notify Mr. Madaio that this needs to be the second meeting in May if Mr. Azzolina reports at the next meeting that the plans are complete.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated March 16, 2021, sending Ms. Xiu Mei Wang to this Board for approval. She would like to open the Laxation Spa Center at 39 Broadway. The business will be a body/back relaxation spa with services including facial care and herbal foot care. Ms. Wang was present. They presented the Board with plans for the interior. They will be having separate massage rooms and a room for foot massages. This is at the corner of Broadway and Legion. They will have six to eight employees. Normally there will be six employees. They had another store in Wisconsin. They want to start a second store here. They have all the licenses in New Jersey. They are leasing for three years with a two-year option. It will be called the Relaxation Center. Mr. Mandelbaum made a motion to approve, seconded by Mr. Sutera. All present were in favor. Motion approved. An approval letter was sent to Ms. Wang, with copies to Ms. Maragliano, Mr. Rusch, the Fire Department, the Police Department and the Health Department.

Letter of Introduction from Mr. Bob Rusch, Construction Official, dated April 6, 2021, sending Mr. Mirton Zogejani to this Board for approval. He would like to open Moo Moo's Italian Steakhouse at 172 Piermont Road, previously Delvina's. Mayor Romeo explained that we don't know how long this COVID thing is going to last. On the side of the building is a big open field. Samdan has asked to have outdoor dining area with a tent, and they may ask the same. Mayor Romeo is going to leave the option open and have Samdan take half the area for a tent and will reserve the other half for him so there is no problem later on. Mr. Zogejani liked the idea.

Mr. Zogejani stated that they are taking over Delvina, the previous restaurant. They are not doing any changes as far as construction. They only want to change the previous signs. It will be the same exact signs and just change the lettering. They are trying to get the staff and everything ready. They are trying to transfer the liquor license to their name. Until they complete all the paperwork, hopefully by the end of the month or next month, they will be able to open. Mayor Romeo asked if they had been in to see the Borough Clerk regarding the liquor license. He needs to get permission from the State to take the license over. They will have to work out whatever the price is with the previous owner and then if they decide to use the tent outside, they have to go back and get permission to serve outdoors. So,

there will be no liquor served there until that license is transferred. They can do BYOB until the license is transferred. Mayor Romeo advised Mr. Zogejani to go to the Borough Clerk tomorrow to get the process started to transfer the liquor license.

Councilman Kaplan asked about the menu. Mr. Zogejani said he was going to serve pasta, seafood, and steak. Mr. Rummel asked if he cleaned the kitchen. Mr. Zogejani said he has been cleaning for months. His family has another restaurant in Little Italy on Arthur Avenue called Michaelangelo's.

Mr. Zogejani noted that they have a problem with storage at the place. They don't have a lot of storage. He asked if they wanted to take a shed and put it right next to the grass, would it be a problem and would they need a permit. Mayor Romeo noted that they would probably need a permit. He thought there was a shed there that was torn down. Mr. Zogejani said he had a dumpster there and he took it down and is getting rid of it. Mr. Rummel made a motion to approve, seconded by Ms. Tsigounis. All present were in favor. Motion approved. An approval letter was sent to Ms. Wang, with copies to Ms. Maragliano, Mr. Rusch, the Fire Department, the Police Department and the Health Department.

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### **Subdivision Committee**

Ms. Tsigounis noted that a new Application #1566, 5 Merrifield Way, Richard and Joan Hebert, 15 Wakelee Dr. Corp. was received on April 12, and is currently under review. Mayor Romeo stated that the square footage is larger than required and the other houses on the street are the same size.

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

Mr. Azzolina noted that he received revised plans for Application #1565, 150 10<sup>th</sup> Street, Ronald York. They are currently under review and he will have a report for the next meeting.

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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 was present. Mr. Ulshoefer closed the meeting to the public.

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Motion was made by Mr. Mandelbaum to adjourn the meeting at 7:52 PM, seconded by Mr. Malone. All present were in favor. Motion approved.

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The next four regular Planning Board meetings are scheduled for April 27, May 11, May 25, and June 8, 2021 at 7:30 PM in the Borough Hall.

Respectfully submitted,

Carolyn M. Petillo  
Recording Secretary