

**MAYWOOD PLANNING BOARD
MINUTES
January 26, 2017**

A regular meeting of the Maywood Planning Board was held on Thursday, January 26, 2017 in the Council Chambers of the John A. Steuert, Jr. Municipal Complex, 15 Park Avenue, Maywood, New Jersey at 7:30pm. “This meeting was called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was published in the Our Town and The Record newspapers on or about November 23, 2016. In addition, copies of this notice were posted on the bulletin board in the Maywood Municipal Building at 15 Park Avenue, filed with the Borough Clerk and distributed to all persons, if any, requesting copies of the same pursuant to said act.”

Flag Salute

Call to Order

The meeting was called to order at 7:31pm with the following members present: Chairman Frank Lichtenberger, Vice Chairman Paul Kuhn, Secretary Charlotte Panny, Mayor Adrian Febre, Councilman Rick DeHeer, Gary Neumann, John Montel, Harry Hillenius, John McManus, Ken Terzo, Anthony Klymenko and Daniel Nemecek. Also present were Zoning Officer James Mazzer, Board Attorney Kara Kaczynski and Board Engineer Tom Lemanowicz.

Oaths of Office

Gary Neumann – Class II
Councilman Rick DeHeer – Class III
Paul Kuhn – Class IV
Anthony Klymenko – Alternate #3
Daniel Nemecek – Alternate #4
Board Attorney Kara Kaczynski administered the Oath of Office.

Reorganization of the Board

Elections

Paul Kuhn nominated Frank Lichtenberger as Chairman of the Board and Ken Terzo seconded the nomination. Harry Hillenius nominated Paul Kuhn as Vice Chairman of the Board and John McManus seconded the nomination. Harry Hillenius nominated Charlotte Panny as Secretary of the Board and John McManus seconded the nomination.

Professional Appointments

Charlotte Panny made a motion to appoint Kara Kaczynski (McNally, Yaros, Kaczynski & Lime, LLC) as 2017 Legal Counsel to the Board and Ken Terzo seconded the motion. Councilman Rick DeHeer made a motion to appoint Tom Lemanowicz (Remington, Vernick & Arango Engineers) as 2017 Professional Engineer to the Board and Paul Kuhn seconded the motion. Councilman Rick DeHeer made a motion to appoint Michael Kauker (Kauker & Kauker, LLC) as 2017 Professional Planner to the Board and Paul Kuhn seconded the motion. Ken Terzo made a motion to appoint Tara Grunstra as 2017 Recording Secretary to the Board and Paul Kuhn seconded the motion.

- Propose a Revised Mixed Use Midrise Residential/Commercial Overlay Designation for Garden Apartment area on the east side of Maybrook Drive and between Demarest Place and Essex Street
 - Propose a Townhouse Overlay Zone for Block 96, Lots 8, 9 and 10 located at the South West corner of the Maywood Avenue/Passaic Street intersection
 - Propose a Mixed Use Redevelopment Zone for a substantial portion of the FUSRAP Superfund Site, including the following properties: Block 124, Lots 17, 31, 32, 33, 34, 45 and 46
 - Propose an expansion of the West Pleasant Avenue Commercial District to include the following properties: Block 85, Lots 5, 6, 7, 8, 11, 12, 13 and 14; Block 84, Lots 2, 3, 4, 5, 10, 11, 12 and 13; Block 83, Lots 18, 19, 20 and 12.01; Block 82, Lots 1, 2, 3, 8 and 9; Block 81, rear of Lot 4.01, 2 and 6; Block 80, Lots 4, 5, 10 and 11. It is also proposed that the use and bulk regulations for this commercial district be revised to 2 story buildings and residential apartments on the second floor
 - Creating additional parking on West Pleasant Avenue is needed
 - Propose a Garden Apartment Overlay Zone designation for the “Hoffman properties” on either side of East Hunter Avenue for the following properties: Block 127, Lots 1, 2 and 3; Block 126, Lots 44 and 45
- COAH 1999 Low and Moderate Income Housing Unit Obligation
 - Recommended that the Borough negotiates the obligation with the Court as early as possible
 - Secretary Panny has contacted the 9 Garden Apartment owners to determine the number of Section 8 units which should be applied to the Borough’s total
 - 4 Garden Apartment owners have provided information
 - 21 units qualify for HUD or Section 8
 - She will forward this information to Michael Kauker
- Maywood Police Department Electronic Sign
 - Borough is exempt from Planning Board approval for the sign, but Mayor Febre wanted to discuss it as a courtesy
 - Planning Board input is appreciated
 - Will follow the sign ordinance in terms of animation and colors
 - Located next to the Welcome to Maywood sign in Nickerson Park at the corner of Passaic Street and Maywood Avenue
 - Dimensions and design will be similar to the Welcome to Maywood sign
 - One-sided
 - Funded by DEA so Maywood Police Department must be identified on the sign
 - Content can be updated through a smart phone app or a website
 - Manufacturer recommends updating in line of sight
 - Plan to use for informing the community of news and upcoming events
 - Schools and local organizations can participate
 - Emergency alerts would be appropriate
 - Messages are on a loop and each message lasts approximately 8 seconds
 - Borough Clerk Jean Pelligra is the contact person for adding content
 - Construction permits will be pulled for Building and Electric

