

**MAYWOOD PLANNING BOARD**  
**MINUTES**  
August 27, 2015

A regular meeting of the Maywood Planning Board was held on Thursday, August 27, 2015 in the Council Chambers of the John A. Steuert, Jr. Municipal Complex, 15 Park Avenue, Maywood, New Jersey at 7:30 P.M. “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 December 11, 2014. 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 7:30pm with the following members present: Chairman Frank Lichtenberger, Secretary Charlotte Panny, Councilman Rick DeHeer, John Montel, Harry Hillenius, Charles Goebel, John McManus (arrived at 7:40pm), Ken Terzo and Anthony Klymenko. Also present were Board Attorney Kara Kaczynski, Board Engineer Tom Lemanowicz and Board Planner Michael Kauker (left at 8:32pm).

**Approval of Minutes:** Harry Hillenius made a motion to accept the minutes from the August 6, 2015 meeting. Councilman Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

**Bills:** Councilman DeHeer made a motion to accept payment of the bills. Secretary Charlotte Panny seconded the motion. All members present voted in favor of the motion.

**Correspondence:**

- 1) 7/30/15 letter from The Port Authority of NY & NJ Re: Request for Land Use Information for Use in Airport Noise Studies
  - o Board Engineer Tom Lemanowicz suggested that The Port Authority may be adjusting flight paths and want to know the Borough’s land development in order to avoid noise pollution over populated areas.
  - o Board Attorney Kara Kaczynski will follow up with Timothy Middleton, Port Authority Program Manager.
- 2) 8/5/15 letter from Deborah L. Karlsson, City of Hackensack Clerk Re: Notice of Zoning Ordinance Amendment
  - o Board Attorney Kaczynski will find out where R-3B District is located in Hackensack in case it may potentially impact the Route 17 Development project.
- 3) 8/7/15 letter from Kara Kaczynski to James E. Jaworski, Counsel for Fitness & Wellness of Hackensack, LLC – Re: Adjourning the hearing to the January 28, 2016 Board meeting and status of the Howcroft Road sidewalk improvements
- 4) 8/14/15 letter from Patrick J. McNamara of Scarinci Hollenbeck to Hon. Menelaos W. Toskos Re: Notice of hearing scheduled for Tuesday, September 1, 2015 @ 10:45am

- 5) 8/18/15 letter from Tom Lemanowicz Re: 125 Essex Street LLC Completeness Review
  - o Awaiting a lighting plan and Board Engineer Lemanowicz expects to deem it complete once he receives it.

**Resolutions:**            **Maywood Physical Therapy, LLC**  
119 East Passaic Street  
Block 77, Lot 20  
**Calendar #2015-09**  
**Sign Application**

Harry Hillenius made a motion to accept the resolution. Councilman DeHeer seconded the motion. All eligible members present voted in favor of the motion.

**Hearing:**                None

**Informal Hearing:**    None

**Old Business:**

- 1) Paul Padro cancelled his informal hearing scheduled for this meeting and will revise his site plans for 81 West Pleasant Avenue.
- 2) Duane Reade on the corner of Maywood Avenue and Essex Street was reported in the *Bergen Record* to be closing. It may be possible that Walgreens may take over the property.
- 3) The foundation for a sign at 240 West Passaic Street seems to be in the wrong location and the building inspector will investigate.
- 4) Scoping Session for Kauker & Kauker, LLC Route 17 Redevelopment Concept Plan.
  - a. Board Planner Michael Kauker recommends creating a comprehensive redevelopment plan for this area as part of the Maywood master plan as a good initial first step. This enables the Board to:
    - i. Lead the development rather than follow.
    - ii. Liaison between the multiple stakeholders.
  - b. He expects that the project have 3 phases with the each phase taking approximately 5 years to complete.
    - i. Phase 1 is the southernmost section of the development encompassing the hotel & conference center and medical/offices land uses.
    - ii. Phase 2 is the central section of the development including medical/offices, retail, residential, park and municipal/community land uses.
    - iii. Phase 3 is the northernmost section of the development covering the park & ride, flex space and grocery land uses.
  - c. He began his presentation by giving an overview of the 2009 H2M concept plan:
    - i. Hotel & Conference Center (4.67 acres or 7% of the 65.5 total acreage) located at 29 Essex Street (formerly Design Spree) to Howcroft Road.
      1. 10 story hotel was recommended, but a lower rise (5 story) may be more appropriate (approximately 146 units).

2. There is an appeal for extended day hotels for people related to the hospital.
3. It may be better suited on the Kin Properties site.
  - a. Most hotel chains want to own their property and Kin is only interested in leasing the property, but there may be one that is willing to lease.
- ii. Medical/Office land use (9.70 acres or 15% of the 65.5 total acreage) located at the current Fitness & Wellness of Hackensack Center north to approximately Hamell Place.
  1. The established Fitness & Wellness of Hackensack Center and the proposed phase 2 medical offices/parking structure is approximately 35-40% of this zone.
  2. The remainder of the zone could be used for medical/offices.
    - a. Mr. Kauker will contact James Jaworski, counsel for Fitness & Wellness of Hackensack, LLC, to see if HUMC has an interest in expanding their medical offices.
- iii. Park land use (8.85 acres or 13.5% of the 65.5 total acreage) on the east side of the Kin Properties to Myron Manufacturing.
  1. Encompasses 2.6 acres of wetlands which are protected.
  2. The Beech Street roadway is depicted as bike/pedestrian path and this would need to be revised.
  3. While Kin Properties may prefer a big box store similar to the arrangement that they have now, a more diverse development would benefit the community more in the long-term.
    - a. Making this financially appealing to Kin is a priority.
    - b. Kin Properties is broken into 4 land use groups:
      - i. Medical/office is in the southern section.
      - ii. Park is in the eastern section.
      - iii. Retail/residential is in the western section.
      - iv. Municipal/community is in the northern section.
- iv. Municipal/community land use (2 acres or 3% of the 65.5 total acreage) is the northern section of Kin Properties, east of the residential and north of the park.
  1. Municipal complex may include a fire house and DPW garage.
- v. Retail/office land use (12.6 acres or 19.8% of the 65.5 total acreage) is in the western section of Kin Properties.
  1. Mr. Kauker recommends flipping the retail with surface parking similar to the Garden Commercial Properties on Route 208 in Fair Lawn. Retail would run adjacent to the highway with parking behind the stores turning the development inward to a central core.
    - a. More aesthetically pleasing.
    - b. Offers controlled traffic access.
    - c. Provides internal circulation.
  2. Access to Route 17 is a bit vague on the plan, but a parallel service road is anticipated.

3. There is a possibility of developing the buildings as 2 story with office and personal services as the top story.
  - a. Each story would be approximately 137,000 square feet.
  - b. Mr. Kauker believes this provides a balanced development that would serve the neighborhood.
4. Falls in the area under Kin Properties and Stepan Chemical ownership.
  - a. Stepan Chemical deeded their property to the US government. Once the Army Corp of Engineers finishes remediation, it is expected that the property will be given to the Borough.
  - b. Since remediation is expected to continue for several years, Stepan will be developed as Phase 3.
- vi. Residential land use (7 acres or 10.7% of the 65.5 total acreage) would be north of the medical/office land use area between retail and the park.
  1. 2, 3, and 4-story units with density set as 30 units per acre resulting in approximately 210 units total.
    - a. Units would be owned as condominiums, not rented as apartments.
  2. This zone is predominately under the Kin Properties but extends into Stepan Chemical ownership.
  3. Members suggested relocating the residential development so that the view isn't of the industrial area of Stepan Chemical.
    - a. Possibly using the Municipal/Community complex as a buffer between the residence and Stepan.
- vii. Ken Terzo recommended laying out the roadways differently and many on the Board agreed.
  1. Mr. Kauker explained that the road system would be simplified.
  2. The dead end on Howcroft Road would be revised.
  3. The Beech Street road extension needs to be added.
  4. Ken Terzo suggested organizing the footpaths to provide a coherent walking loop around the entire property with distance markers.
- viii. Charles Goebel asked for clarification on the hotel development on Kin property. He then asked about an option for a planned residential community. He would like for it to be positioned as a luxury development.
  1. Mr. Kauker thought that luxury units would be best suited for a mid-rise building of approximately 6-stories which would set it apart from other typical development of 2 or 3-story buildings.
  2. Councilman DeHeer noted that the view from a 6-story building would be of Route 17 which is not as picturesque as a wooded landscape.
- ix. Park & Ride land use (5 acres or 8% of the 65.5 total acreage) would be the northernmost area of development.

1. The light rail system is in the long term planning phase and may not be actually developed.
  2. There is an appeal for public transportation access to Manhattan for working professional people.
  3. Access to the station would be through Route 17 and not through Maywood.
  - x. Chairman Lichtenberger noted that Maywood left enough of a front setback to widen Route 17 North.
  - xi. Mr. Kauker will follow up with an overlay based on the Board's input.
- 5) Recommended Amendments to Chapter 209 of the Borough of Maywood Land Use Ordinance.
- a. Board Attorney Kaczynski took input from the Board and Board Engineer Lemanowicz to compile a comprehensive recommendation for the Mayor and Council.
  - b. Board Engineer had only one change on the definition of "Story, Half". He recommended adding the phrase "but not more than sixty percent (60%)" to the following:
    - i. A space under a sloping roof with stairway access that is intended to remain vacant or to be utilized for residential occupancy, storage, or location of equipment or utilities related to the overall usage of the structure, which has the line of intersection of the roof and wall face not more than three (3) feet above the floor level, and in which space the possible floor area with headroom of five (5) feet or less occupies at least forty percent (40%) but not more than sixty percent (60%), of the total floor area of the story directly beneath.
  - c. Secretary Panny made a motion to approve the amendment recommendation. Ken Terzo seconded the motion. All members present voted in favor of the motion.

**New Business:** None

**Open to the Public:** None

**Adjournment:** A motion to adjourn was made by Harry Hillenius. John McManus seconded the motion. The meeting was adjourned at 8:41pm.

Respectfully submitted,

Tara Grunstra  
Planning Board Recording Secretary