

**MAYWOOD PLANNING BOARD  
MINUTES  
November 5, 2015**

A regular meeting of the Maywood Planning Board was held on Thursday, November 5, 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 7:35pm with the following members present: Chairman Frank Lichtenberger, Vice Chairman Paul Kuhn, Secretary Charlotte Panny, Mayor Adrian Febre (arrived @ 7:40pm), Councilman Rick DeHeer, John Montel, Harry Hillenius, John McManus (arrived @ 7:40pm) and Anthony Klymenko. Also present were Zoning Officer James Mazzer and Board Attorney Kara Kaczynski.

**Approval of Minutes:** Harry Hillenius made a motion to accept the minutes from the October 22, 2015 meeting. Secretary Charlotte Panny seconded the motion. All eligible members present voted in favor of the motion.

**Bills:** Vice Chairman Kuhn made a motion to accept payment of the bills. Councilman Rick DeHeer seconded the motion. All members present voted in favor of the motion.

**Correspondence:**

- 1) 10/22/15 email from NJRA Re: RTI Focus Group
- 2) 10/26/15 letter from Jennifer Knarich of Price, Meese, Shulman & D’Armino Re: J Magnone Auto Group, LLC 29 Essex Street
  - o Follow-up with Board Engineer Tom Lemanowicz on the status of completeness

**Resolutions:** None

**Hearing:** **Angelo’s Greek Taverna**  
245 Maywood Avenue  
Block 124, Lot 54.01  
**Calendar #2015-14**  
**Sign Application**

Jetmir Bushi was sworn in. He has installed a new awning cover that has 2 sides:

- Restaurant name & phone number lettering 2' high x 8' wide = 16 square feet x 2 awnings = 32 square feet
- "Delivery • Pickup" lettering 0.5' high x 4' wide = 2 square feet x 2 awnings = 4 square feet
- "Lunch and Dinner" lettering 0.5' high x 4' wide = 2 square feet x 2 awnings = 4 square feet
- 40 square feet total falls within the 10% façade allowance and has less than 4 colors

Chairman Lichtenberger noted that the open sign is blinking which violates the Borough code. Mr. Bushi promised to change it to a static open sign. Chairman Lichtenberger advised the applicant to not install any additional signage and Mr. Bushi confirmed that he would not. Vice Chairman Kuhn asked if the awning is on Borough property and it is not within the first 10' of the property.

Harry Hillenius made a motion to accept the application on the condition that the open sign is static. Vice Chairman Kuhn seconded the motion. All members present voted in favor of the motion.

**Informal Hearing:** **Paul Padro**  
81 West Pleasant Avenue  
Block 71, Lot 17

Thomas Hynes is counsel for Paul Padro and presented an overview of the proposal:

- Property was formerly the Maywood Bakery
- Mr. Padro has been the proprietor of Uncle Paulie's Peruvian Chicken at 109 West Pleasant Avenue for the past 6 years
  - He wants to reopen the Maywood Bakery as a restaurant and catering hall
- First floor as a food establishment
- Atypical of most businesses on West Pleasant Avenue, the second floor would also be used commercially as a catering hall
- Third floor as attic storage
- Basement plan is not included but is planned for mechanical use and storage
- Proposed occupancy levels listed on the site plan are not accurate

Paul Padro further explained his plan:

- Building an addition to connect 2 ½ story frame & stone dwelling and the frame garage
- Garage will be for storage
- First floor would be a restaurant and bakery
- Second floor would be for catering only and not overflow from the first floor
  - Allow access to the roof of the first floor addition for mechanicals like air handlers and exhaust fans

- The parking requirement is 1 parking spot for every 4 restaurant seats and/or 1 parking spot for every 100 feet of existing floor space whichever is greater
  - 1,300 square feet would translate to 13 parking spots required
    - Anything less than 13 parking spots would require a variance
- Third floor attic space would be for storage only

Mr. Padro would relocate Uncle Paulie's to this new location. He may open another business at 109 West Pleasant Avenue which he leases. The establishments would be separate businesses with no food being transferred between them. Chairman Lichtenberger stressed that parking for the proposed business would further exacerbate an existing parking problem. Mr. Hynes believes that the times that the catering portion would be used (usually weeknights and weekends) would not impact parking on West Pleasant Avenue greatly. Harry Hillenius noted that the application would require additional variances other than parking. Mayor Adrian Febre asked about limiting catering to weekends and Mr. Padro confirmed that the majority of events would be on the weekends. Councilman DeHeer clarified with Mr. Padro that catering events are only scheduled during the regular restaurant business hours.

Angelo Biondi, proprietor of Mario's Pizzeria, believes the property is an established business with parking spaces grandfathered in and the catering use will not demand as much parking as the restaurant. Board Attorney Kaczynski asked if Mr. Padro considered removing the garage to build a valet parking lot. Members of the Board felt that the size of the potential parking lot would be too small. Secretary Panny asked about handicap parking. Anthony Klymenko suggested that the Board could dictate the occupancy based on available parking. Mr. Padro offered that he would be willing to work with the Board on this. Mayor Febre wanted to clarify that the first floor restaurant only would not require a use variance. Board Attorney Kaczynski confirmed that a use variance wouldn't be required but a parking variance may be needed based on the occupancy. Mayor Febre explained that having the property successfully occupied is everyone's goal and Mr. Padro described the financial strain of having property unoccupied.

Mr. Hynes asked that the Board consider individual uses:

- First floor restaurant use with occupancy similar to Mr. Padro's existing restaurant at 109 West Pleasant Avenue (relocating the Paulie's Peruvian Chicken)
  - 46 seats at 109 West Pleasant Avenue
  - Proposed restaurant would have less seating
  - Variances would still be required for setbacks and coverage, but a parking variance may not be needed
- Second floor catering use
  - Limiting the seating wouldn't demand as much parking
    - Mr. Padro would be willing to comply to limits
  - Limiting the timing to weeknights and weekends only
    - Parking at those times is also scarce

John McManus suggested that with the proposed addition, remove the garage and add parking spots. There was then discussion of where the mechanicals would be located. Chairman Lichtenberger suggested scaling down the project prior to making a formal application.

**Old Business:**

- Chairman Lichtenberger and Michael Kauker toured the Borough and reviewed all the properties that qualify for low and moderate income units
  - Mr. Kauker believes that the Maywood Center at 100 West Magnolia Avenue long term units (3<sup>rd</sup> floor) receiving Medicaid may qualify as low and moderate income
  - Herman Hoffman's Nursery property on East Hunter Avenue was also observed
    - Zoned for Townhouse use
  - Special meeting to present the Housing Element & Fair Share Plan on Thursday, 11/19
    - May also present the Route 17 North Development Plan

**New Business:**

- 2016 Meeting Schedule will presented at the 12/3/15 regular meeting

**Open to the Public:** None

**Adjournment:** A motion to adjourn was made by Harry Hillenius. Vice Chairman Kuhn seconded the motion. The meeting was adjourned at 8:55pm.

Respectfully submitted,

Tara Grunstra  
Planning Board Recording Secretary