

**MAYWOOD PLANNING BOARD
MINUTES
March 24, 2016**

A regular meeting of the Maywood Planning Board was held on Thursday, March 24, 2016 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, 2015. 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 7:32pm with the following members present: Chairman Frank Lichtenberger, Vice Chairman Paul Kuhn, Councilman Rick DeHeer, John Montel, Harry Hillenius, Charles Goebel and John McManus (arrived at 9:01pm). Also present were Zoning Officer James Mazzer, Board Attorney Kara Kaczynski and Board Planner Michael Kauker.

Approval of Minutes

Vice Chairman Paul Kuhn made a motion to accept the minutes from the March 3, 2016 meeting. Councilman Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

Bills

Harry Hillenius made a motion to accept payment of the bills. John Montel seconded the motion. All members present voted in favor of the motion.

Correspondence

- 3/7/16 fax from Bergen County Bar Association Re: Annual Land Use Committee Symposium
- 3/7/16 letter from Daniel J. LaMothe of Lapatka Associates, Inc. Re: Flood Hazard Area Verification, Flood Hazard Area Individual Permit and Freshwater Wetlands Permit Modification/Extensions for NTH 282E, LLC at Block 902, Lot 3 in Paramus, NJ
- 3/8/16 letter from Kauker & Kauker Re: J. Magnone Auto Group, LLC
- 3/10/16 letter from New Jersey Department of Environmental Protection Re: Application No. 1323D to divert water from a series of wellpoints and trenches in Hackensack City and Maywood Borough, Bergen County
- Rutgers Continuing Studies 16th Annual Current Issues in Planning & Zoning Conference May 13, 2016 @ DoubleTree by Hilton Somerset, NJ
- 3/16/16 letter to Fernando A. Morales Re: Maywood Planning Board Hearing Date
- 3/17/16 letter from New Jersey Department of Environmental Protection Re: Flood Hazard Area Joint Verification & Individual Permit Proposed Site Improvements 301 Mayhill Street, Township of Saddle Brook

Resolution **Maywood Realty Associates, LLC**
113 West Essex Street
Block 125, Lot 2
Calendar #2016-04
Sign Application w/o Variance

Councilman DeHeer made a motion to memorialize the resolution. John Montel seconded the motion. All members present voted in favor of the motion.

Hearing **Union Tax Inc.**
130A West Pleasant Avenue
Block 83, Lot 8
Calendar #2016-02
Sign Application w/o Variance

The applicant, Fernando A. Morales, and Zoning Officer James Mazzer were sworn in. The applicant is proposing 3 signs:

- 1 wall sign/awning with 7 square feet of lettering
- 2 window signs:
 - Window – 10 square feet
 - Door – 3 square feet
- 20 square feet total which falls within the 10% façade allowance
- Lettering is black and white and the awning is red; 3 colors conform to code

Chairman Frank Lichtenberger advised the applicant to not hang additional signage without Zoning Officer James Mazzer’s approval. There was some discussion about late office hours during tax season. Mr. Morales promised to abide by the Borough code to close the office by 11pm. Harry Hillenius made a motion to accept the sign application without a variance. Councilman DeHeer seconded the motion. All members present voted in favor of the motion.

Informal Hearing None

Old Business COAH Update

Chairman Lichtenberger made a motion to authorize an Executive Session pursuant to N.J.S.A. 10:4-13 for any pending or anticipated litigation herein which the public body is, or may become a party regarding pending COAH litigation. Vice Chairman Kuhn seconded the motion and all members presented voted in favor of the motion.

New Business None

Open Meeting to the Public None

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. Vice Chairman Kuhn seconded the motion. The meeting was adjourned at 9:02pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary