

MAYWOOD PLANNING BOARD

March 26, 2015

A regular meeting of the Maywood Planning Board was held on Thursday, March 26, 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, and John McManus. Also present was Zoning Officer James Mazzer, Board Attorney Kara Kaczynski.

Approval of Minutes: Secretary Charlotte Panny made a motion to accept the minutes from the February 26, 2015 meeting. John McManus seconded the motion. All members present voted in favor of the motion.

Bills: Harry Hillenius made a motion to accept payment of the bills. Secretary Panny seconded the motion. All members present voted in favor of the motion.

Resolutions: Maria Revello – Withdrawal of Application

106 Maywood Avenue

Maywood, NJ 07607

Block 132, Lot 14

Calendar #2014-17

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

Samsung – Sign Application w/o Variance

1 Bergen Town Center

91 W. Spring Valley Avenue

Maywood, NJ 07607

Block 2, Lot 9.3

Calendar #2015-01

John McManus made a motion to accept the resolution. Chairman Lichtenberger seconded the motion. All members present voted in favor of the motion.

Hearing: Tan Tan Station, LLC – Sign Application w/o Variance

11 East Pleasant Avenue
Maywood, NJ 07607
Block 76, Lot 1
Calendar #2015-03

Renee Thomas, 240 Prospect Avenue, Hackensack, New Jersey was sworn in and was here on behalf of Tan Tan Station, LLC. Building Inspector, James Mazzer was sworn in and confirmed that the proposed sign would meet the terms of the Borough ordinance. However, he noted that there was nothing proposed in the application for the property windows. Chairman Lichtenberger stated that the proposed awning was consistent with the adjoining properties. Secretary Panny asked if there would be curtains for privacy. Ms. Thomas responded that there will not because she would like for people to see in through the windows at the interior display of products that she plans to sell. Mr. Mazzer confirmed that the proposed sign conform to code. Ms. Thomas was instructed by Chairman Lichtenberger that the sign would need to be installed exactly how the application states. She said that it would but that explained that she does plan to come to the Board again for a window sign in the right window.

Harry Hillenius made the motion to approve the sign application without the need of a variance for Calendar 2015-03, 11 East Pleasant Avenue, Block 76, Lot 1. Any additional signage must come before the Planning Board for review. The motion was seconded by Councilman DeHeer. All members present voted in favor of the motion.

Paintbrush Studio – Sign Application w/o Variance

45 West Pleasant Avenue
Maywood, NJ 07607
Block 71, Lot 8
Calendar #2015-04

Randolph Homer, 140 Graham Terrace, Saddle Brook, New Jersey was sworn in and was here on behalf of Paintbrush Studio. He was unaware of the sign ordinance and has come before the board for approval although the sign is already in place. He does not plan to add any additional signage. Mr. Homer explained that the business was for art lessons for children and adults. Planning Board Attorney Kaczynski confirmed the colors used in the window sign and asked about the sign above the window. The proprietor explained that it is not an awning nor is it illuminated. Instead, it is a plain fascia. Additionally, there are window and door signs that conform to code. Building Inspector Mazzer confirmed that the proposed sign meets the terms of the Borough ordinance. The proprietor stated that patrons are coming from outside Maywood and visiting other Maywood businesses. She explained that it was another entity that conducted painting classes at the Maywood Inn.

Councilman DeHeer made the motion to approve the sign application without the need of a variance for Calendar 2015-04, 45 West Pleasant Avenue, Block 71, Lot 8 as presented. The motion was seconded by Harry Hillenius. All members present voted in favor of the motion.

Correspondence:

- 3/13/15 letter to Lynn Gargagliano from David S. Steinberg, Esq., Corporate Counsel for Langan Development – Re: Scheduling an informal hearing for Block 69, Lots 3, 4 & 5 and Block 86, Lots 16, 17 & 18 at the April 2, 2015 meeting
 - At the Board’s direction, Board Attorney Kaczynski will draft a letter confirming his attendance at the April 2, 2015 meeting
- 3/9/15 letter to Kara Kaczynski from James E. Jaworski, Esq., Counsel for Fitness & Wellness of Hackensack, LLC – Re: Adjournment request to May 7, 2015 meeting
 - Secretary Panny made the motion to accept the adjournment. The motion was seconded by John McManus. All members present with the exception of Councilman DeHeer (abstained) voted in favor of the motion
- 3/24/15 letter to Kara Kaczynski from James E. Jaworski, Esq., Counsel for Fitness & Wellness of Hackensack, LLC – Re: Scheduling a hearing at the April 23, 2015 meeting
 - Harry Hillenius made the motion to accept the adjournment. The motion was seconded by John McManus. All members present with the exception of Councilman DeHeer (abstained) voted in favor of the motion

Old Business:

Open to the Public:

New Business:

Adjournment: A motion to adjourn was made by Harry Hillenius. Chairman Lichtenberger; seconded the motion. The meeting was adjourned at 8:05pm.

Respectfully submitted,

Tara Grunstra
Secretary