

MAYWOOD PLANNING BOARD
MINUTES
April 28, 2016

A regular meeting of the Maywood Planning Board was held on Thursday, April 28, 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 7:31pm with the following members present: Vice Chairman Paul Kuhn, Secretary Charlotte Panny, Councilman Rick DeHeer, John Montel, Harry Hillenius, John McManus and Ken Terzo. Also present was Board Attorney Kara Kaczynski.

Approval of Minutes

Secretary Charlotte Panny made a motion to accept the minutes from the April 7, 2016 meeting. John Montel seconded the motion. All eligible members present voted in favor of the motion.

Bills

Councilman Rick DeHeer made a motion to accept payment of the bills. Ken Terzo seconded the motion. All members present voted in favor of the motion.

Correspondence

- 4/8/16 Judge Toskos Order Re: Maywood COAH Immunity Granted to 7/31/16
- 4/8/16 cover letter from Stephen Eisdorfer of Hill Wallack LLP to Supreme Court of New Jersey Re: 4/8/16 Art Bernard & Associates, LLC “Response to E-consult Analysis of the Gap Period and New Jersey Affordable Housing Need and Obligations”
- 4/18/16 Public Notice for 1025-1077 Main Street and 135 Kinderkamack Road, River Edge
- 4/20/16 letter from Tara Grunstra to Thomas K. Hynes, Esq. Re: Marilyn J. Machlin Hearing Date
 - The applicant has amended the application and re-noticed for the 5/5/16 meeting
 - Several Planning Board members have indicated that they are unable to the 5/5/16 meeting:
 - Chairman Frank Lichtenberger
 - Secretary Charlotte Panny
 - Councilman Rick DeHeer
 - Harry Hillenius

- The following members have indicated that they will attend the 5/5/16 meeting:
 - Vice Chairman Paul Kuhn
 - Chief David Pegg (can reschedule to accommodate meeting, if needed)
 - John Montel
 - John McManus
 - Ken Terzo
- Recording Secretary Grunstra will reach out to the following members to confirm attendance at the 5/5/16 meeting:
 - Mayor Adrian Febre
 - Charles Goebel
 - Al Ballerini
 - Anthony Klymenko
- Board Attorney Kara Kaczynski detailed the number of members that would need to attend to hear upcoming applications:
 - Marilyn J. Machlin (minor subdivision and variance application) requires a quorum of 5 members and a majority vote for application approval
 - 561 Elm Street LLC (use variance application) requires 7 members and 5 votes for application approval (Mayor Febre is not eligible)
- 4/20/16 letter from Kara Kaczynski to James E. Jaworski, Counsel for Fitness & Wellness of Hackensack, LLC Re: Planning Board Members No Conflict of Interest
 - Planning Board members that use the facility no longer have to recuse themselves from Fitness & Wellness of Hackensack hearings
- 4/22/16 letter from Langan Re: 87 Route 17 North Remediation
- 4/22/16 letter from BCUA Re: Cancellation of Public Hearing
- 4/25/16 letter from Tom Lemanowicz Re: 561 Elm Street LLC Completeness Review
- 4/26/16 email from NJRA Re: New Construction Workshop & Case Study
- 4/27/16 Public Notice for 1025-1077 Main Street and 135 Kinderkamack Road, River Edge
- 4/28/16 letter from Charles H. Sarlo, Counsel for 561 Elm Street, LLC Re: Public Notice for 5/5/16 Meeting

Resolution

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

Harry Hillenius made a motion to memorialize the resolution. Councilman DeHeer seconded the motion. All members present voted in favor of the motion with the exception of Secretary Panny whom abstained.

Hearing

Technet (Delta)
 104 West Passaic Street
 Block 93, Lot 7
Calendar #2016-05
Sign Application w/o Variance

The applicant, Lou Callias of 841 Wyoming Avenue was sworn in. He is proposing replacing 2 existing wall signs with 2 slightly larger wall signs:

- Technet Automotive Service
 - 3' H x 12' W x 0.5" D = 36 square feet
 - 3 colors conform to code (red, white and blue)
- Spartan Automotive
 - 3' H x 12' W x 0.5" D = 36 square feet
 - 3 colors conform to code (red, white and black)
- 72 square feet total which falls within the 10% façade allowance (160 square feet)
- Internal florescent illumination
 - Hours of illumination: 7:30am-9pm using a timer

Harry Hillenius made a motion to accept the sign application without a variance. Ken Terzo seconded the motion. All members present voted in favor of the motion.

Informal Hearing None

Old Business None

New Business None

Open Meeting to the Public None

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. Councilman DeHeer seconded the motion. The meeting was adjourned at 7:56pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary