

**MAYWOOD PLANNING BOARD  
MINUTES  
April 5, 2018**

A regular meeting of the Maywood Planning Board was held on Thursday, April 5, 2018 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, 2017. 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. This meeting is a judicial proceeding, any questions or comments must be limited to the issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all time.”

**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, Mayor’s Designee Rick DeHeer, Gary Neumann, Harry Hillenius, Charles Goebel (arrived at 7:45pm), John McManus, Anthony Klymenko and John Gargagliano. Zoning Officer James Mazzer and Board Attorney Kara Kaczynski were also present.

**Approval of Minutes for 2017 Closed Sessions**

Secretary Charlotte Panny made a motion to accept the minutes from the May 4, 2017 meeting. Gary Neumann seconded the motion. All eligible members present voted in favor of the motion.

Harry Hillenius made a motion to accept the minutes from the June 1, 2017 meeting. Secretary Panny seconded the motion. All eligible members present voted in favor of the motion.

Chairman Frank Lichtenberger made a motion to accept the minutes from the September 7, 2017 meeting. Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

Chairman Lichtenberger made a motion to accept the minutes from the November 2, 2017 meeting. Secretary Panny seconded the motion. All eligible members present voted in favor of the motion.

**Bills**

Gary Neumann made a motion to accept payment of the bills. Harry Hillenius seconded the motion. All eligible members present voted in favor of the motion.

## **Correspondence**

- 5/9/17 Ordinance #5-17 An Ordinance Adding Chapter 210 to the Borough Code Establishing a Development Fee Program to Support Affordable Housing
- 3/26/18 letter from Board Attorney Kara Kaczynski Re: Proposed Ordinance to Amend the Permitted Uses in the SOB Overlay District
- 3/28/18 letter from Bergen County Soil Conservation District Re: Jay Zee Realty Corp. Certification

## **Resolution #1**

### **Brad Basile & Susan Dyrness**

411 Oak Avenue

Block 104, Lot 19

**Calendar #2017-16**

**Variance Application**

John Gargagliano made a motion to memorialize the resolution as written. Gary Neumann seconded the motion. All eligible members present voted in favor of the motion.

## **Resolution #2**

### **Christine & David Moran**

137 Washington Avenue

Block 32, Lot 10

**Calendar #2018-01**

**Variance Application**

Harry Hillenius made a motion to memorialize the resolution as written. Chairman Lichtenberger seconded the motion. All eligible members present voted in favor of the motion.

## **Hearing**

### **Maywood Karate**

49 West Pleasant Avenue

Block 71, Lot 9

**Calendar #2018-03**

**Sign Application**

Mason Senak is the applicant for Maywood Karate. This is a continuation of the hearing from the 3/22/18 meeting. Mr. Senak remains under oath and his business partner and father, David Senak was sworn in. They purchased the building next door to the existing business and are planning to relocate the karate studio. Mason Senak originally proposed two wall signs at the 3/22/18 hearing which Board Attorney Kara Kaczynski explained violates the Borough code since only one wall sign is permitted per building frontage. They have revised their proposal.

- One wall sign; “Karate” in channel letters on the shingled façade (unchanged from the original proposal) measures 2’ high x 10.5’ wide resulting in 21 square feet
- Three vinyl window signs;
  - “Maywood” and “Karate” measures 4.6 square feet
  - Logo measures 6.6 square feet
- Total signage measures 32.2 square feet where a maximum of 39.3 square feet is permitted (10%)
- Signage is 3 colors; red, black and white which conforms to code

Chairman Lichtenberger thinks that the revised proposal is a good solution. He added that the Board needs to review and revise the Borough sign ordinance to directly address window signage.

Charles Goebel arrived at 7:45pm.

Gary Neumann suggested adding the street number to the door and Mason Senak answered that they are adding the street number but they haven't decided the location yet. Chairman Lichtenberger confirmed that the business has a Knox Box.

Harry Hillenius made a motion to approve the application as proposed. Gary Neumann seconded the motion. All eligible members present voted in favor of the motion. No members of the public were present to comment on the application.

**Closed Session**                      None

**Informal Hearing**                      None

### **Old Business**

- Chairman Lichtenberger brought the Board up-to-date on the Board Engineer hourly rate negotiation. When Remington & Vernick assigned a different engineer to the Board, the hourly rate increased significantly. Chairman Lichtenberger negotiated the hourly rate back to the previous amount with no mileage expenses permitted. We are awaiting revised invoices to reflect the negotiated amount.
- Chairman Lichtenberger contacted Board Planner Michael Kauker for an update on COAH. There is an appearance before the Judge scheduled for 5/27/18. There will need to be another court appearance before the issue is finalized. Once the COAH plan is settled, Board Planner Kauker will complete the Master Plan reexamination. Chairman Lichtenberger reminded Board Planner Kauker that the fee for the Master Plan was already agreed upon.

### **New Business**

- The following members need to review 3/22/18 Outfront Media hearing recording before the next hearing on 4/26/18:
  - Vice Chairman Paul Kuhn
  - Secretary Charlotte Panny
  - John Montel
  - Charles Goebel
  - John McManus
    - Recording is 1 hour and 41 minutes
    - Office hours are Monday-Friday 8:30am-4:30pm, but Recording Secretary can accommodate other times
  - Board Attorney Kaczynski believes that the members can read the transcript rather than listening to the recording. She will confirm and get back to the Board.

- John Gargagliano will try to revise his schedule in order to attend the 4/26/18 meeting. Vice Chairman Paul Kuhn and Charles Goebel will not be available to attend the 4/26/18 meeting. Secretary Charlotte Panny and John McManus promised to get back to the Recording Secretary. Chairman Lichtenberger asked the Recording Secretary to call John Montel.
- Distribution of Calendar #2018-04 My Home Adult Day Care Inc. 37 Brook Avenue, Block 107, Lot 23 Variance and Site Plan Applications

### **Open Meeting to the Public**

### **Adjournment**

A motion to adjourn the meeting was made by Harry Hillenius. John McManus seconded the motion. The meeting was adjourned at 8:04pm.

Respectfully submitted,

Tara Grunstra  
Planning Board Recording Secretary