

MAYWOOD PLANNING BOARD

MINUTES

April 2, 2015

A regular meeting of the Maywood Planning Board was held on Thursday, April 2, 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, Mayor Adrian Febre, Councilman Rick DeHeer, John Montel, Harry Hillenius, Charles Goebel (7:38), John McManus, Ken Terzo, and Anthony Klymenko. Also present was Zoning Officer James Mazzer, Board Attorney Kara Kaczynski, Richard Arango representing Board Engineer Tom Lemanowicz and Board Planner Michael Kauker.

Approval of Minutes: Secretary Charlotte Panny made a motion to accept the minutes from the March 26, 2015 meeting. Ken Terzo seconded the motion. All members present voted in favor of the motion except Mayor Febre and Anthony Klymenko who abstained.

Bills: None

Correspondence:

- 3/12/15 Notice of Public Hearing proposed sale of County-owned land located at 66-70 Zabriskie Street, Hackensack, NJ, Block 527, Lot 5.02, Block 532.02, Lot 1 and Block 531.01, Lot 1, also known as the Bergen County Zabriskie Street Site
 - Chairman Lichtenberger explained that the Borough owns a small piece of property near this site. Board Attorney Kaczynski offered to investigate further and report her findings to the Board
- 3/30/15 Email from Langan Development with the two exhibits for the 4/2/15 informal meeting

Resolutions: Dean Builders, LLC – Minor Subdivision

728 and 735 Coles Street
Maywood, NJ 07607
Block 53, Lots 6 & 7
Calendar #2014-18

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

Hearing: None

Informal Hearing:

Langan Development

Block 69, Lots 3, 4 & 5

Block 86, Lots 16, 17 & 18

Russell Trocano is the owner of the Maine Evergreen Nursery. David S. Steinberg, Esq. here on behalf of the potential applicant explained the 2 exhibits that were being presented. He presented the google map overview highlighting the property zoning. The property is in two zones; Townhouse Use and Limited Light Industrial. Barry Poskanzer is a licensed architect and professional planner with Poskanzer Skott Architects, Ridgewood, NJ. He began by explaining the location of the property and the adjoining properties. Next, he detailed the roadways around the property. He expects that traffic will enter only from West Pleasant Avenue and southbound from Spring Valley Road. Spring Valley Road northbound is one way to Passaic Street.

Mr. Poskanzer then discussed the proposed development:

- apartment house complex
- multi-family rental units
- 2 buildings
- 3 stories high
- 15 units per floor
- 45 units per building
- 90 units total

The property slopes from east to west, so they planned underground parking in the westernmost building. The design of the easternmost building is critical because of it's high visibility on Pleasant Avenue. He considers the parcel of land unique because it's walkability to the business district. The location near an industrial area has an advantage in that the neighbors don't object often and a disadvantage in that the views are not especially attractive. The units will be priced reasonably, they are not positioning this as luxury or high-end product as they don't feel that is appropriate for Maywood. Parking will be on-grade except for the 34 spaces that are underground in the westernmost building. This is a less inexpensive option than building parking decks and parking garages.

Next, Mr. Poskanzer discussed the density of his plan vs. the Borough zoning requirements. The proposed plan is 30 units per acre while the Townhouse Use zoning code is 8 units per acre. He said that some suburban towns are allowing the 30 units per acre density for multi-family housing. He believes that this density fits the property well. He described the layout of the development where the buildings are situated far from the houses on Desoto Avenue. He then handed out a sheet that provided an overview the Borough zoning requirements for Limited Light Industrial and Townhouse Use vs. his proposed development. Other than density, he said that they are asking for a use variance or zone change, they are requesting a higher height and 3 stories vs. 2.5 in the Townhouse Use zone. They are not proposing a peaked roof, but instead a flat roof that allows for mechanical equipment to be off the ground.

Board Attorney Kaczynski asked Mr. Poskanzer to detail the section of the property that falls into the Townhouse Use zone vs. the Limited Light Industrial zone. He believes that there is an inconsistency with the zoning map and the online listing of property ordinances. The zoning map has the Townhouse Use zone in the properties that border Spring Valley Road and the Limited Light Industrial behind those properties.

Chairman Lichtenberger explained that the zoning for the Borough was well thought out. The Townhouse Use zone was planned intentionally. The proposal is far too dense. Also, the number of parking spots is insufficient for the number of units. Mr. Poskanzer explained that if 30% of the units are 1 bedroom, the parking would be sufficient. However, he would adjust the number of parking spots to accommodate 2 spots per unit. Chairman Lichtenberger also pointed out the access from Briarcliff Avenue is a problem. Mr. Poskanzer explained that Briarcliff Avenue as an emergency access point only. Mr. Poskanzer explained further about the density. He felt that the Limited Light Industrial is more intense and what he proposed was more balanced. Chairman Lichtenberger explained that the Board would allow Townhouses into the Limited Light Industrial zone at the 8 units per acre density. The idea was that the property could be developed as a senior community. There is a successful active adult community in Rochelle Park. The Board would consider a mixed use proposal as well. Chairman Lichtenberger also pointed out the height of the buildings are too high for the area. Mr. Poskanzer explained that they are seeing more apartment building development for active adults. Chairman Lichtenberger felt that Maywood has sufficient apartment housing.

Harry Hillenius spoke about the density of the proposal being out of balance. Charles Goebel felt that this proposal was insulting. He thought that the developers would not approach towns north of Maywood with a proposal such as this one. The proposal is out of balance and does not relate to the master plan. He cited recent development in Maywood that were targeted to an affluent audience as something that the Board is receptive to. Mayor Febre spoke to the Townhouse Use density code of 24 units for the size of the property being the appropriate amount and something that Board would consider. Mr. Goebel pointed out the Weehawken waterfront mixed usage development as an example of something that Maywood would like to do. Ken Terzo suggested that when they return with a revised proposal that the site plan include houses on all the other streets in the area. Only houses on Desoto Avenue are depicted on the proposal but the houses on the other streets are not. Board Attorney Kaczynski asked if they had contacted any of the property owners of the neighboring properties. Mr. Poskanzer said that they had not. Chairman Lichtenberger explained that the Board would like to see the property developed in keeping with master plan and the zoning code. Ken Terzo suggested increasing the buffer between the parking lot and the backyards of the properties on Desoto Avenue. Mr. Poskanzer said that they chose to locate the building far away from houses therefore the parking lot needed to be placed near the Desoto Avenue backyards. Councilman DeHeer was concerned about the height of the proposed building and how it would impact the neighbors. Lastly, John McManus asked about what type of construction they were planning. Mr. Poskanzer responded that they were planning wood frame construction.

Open to the Public:

Old Business:

Chairman Lichtenberger wanted to discuss what was coming up at the next meeting on April 23, 2015. Board Attorney Kaczynski explained that Fitness & Wellness of Hackensack will be coming in with a proposal for Beech Street alternate access. Chairman Lichtenberger noted that the facility's parking seems maxed out during their peak usage times. He has observed that members are parking on Howcroft Road which is illegal and the police department has been issuing tickets. Members have been parking in the Design Spree parking lot as well. Based on previous testimony, there are currently 5,000 members but they expect membership to go as high as 8,000-10,000 which would further strain parking and traffic. Phase 2 of development includes a parking deck with doctor's offices on the top 2 floors. He's not sure that proposal will relieve the parking situation.

Development of the Kin Industries property needs access via Beech Street. The vision of development of this property is something similar to what was done on Route 17 South in East Rutherford formerly the Becton Dickinson property. This space has a hotel with retail stores, however, Maywood has more acreage so mixed use might be something that is appropriate. Chairman Lichtenberger suggested that the Board commission a preliminary development plan of the property specifically in relation to an access road. There may need to be an easement as there is a small stream. Board Attorney Kaczynski explained that Fitness & Wellness of Hackensack is prepared with a plan, discussion points and what types of approvals would be required in order to make Beech Street an access point.

Chairman Lichtenberger provided a history of the Howcroft Road access. Originally, Howcroft Road stopped at the driveway to what is now known as the Maywood Furniture Corporation and there was a creek at the end of the road. The Army Corp of Engineers built a culvert to allow for access during remediation. The gate was installed because it was understood that the road would close once remediation ended. The Board allowed the gate to be opened to allow for construction vehicles. Further, the road itself is Borough property and it was never meant to be an access road. H2M Architects proposed that Beech Street is the best access point for that property. Ken Terzo asked if Fitness & Wellness of Hackensack has any additional space to add parking and Chairman Lichtenberger replied that there is no additional space on their property.

Chairman Lichtenberger reiterated his desire for the Board to commission a preliminary development plan of the property prior to developers coming before the Board. He spoke to Board Planner Michael Kauker and Board Engineer Tom Lemanowicz earlier in the day about this issue. Board Planner Kauker confirmed that the East Rutherford Becton Dickinson redevelopment is a good example for what is appropriate for the Kin Industries property. There is a potential for mixed use as well since the property is 22 acres. Board Planner Kauker could create a rendering of what is appropriate for the location. Mr. Kauker explained a plan begins with a visioning process which the Board invites the stakeholders in to brainstorm scenarios prior to developing a concept plan. The resulting concept plan would have the input from the Board as well as the stakeholders which may allow for outside resources to help fund the planning. He suggests creating a procedural outline for the Board for minimal time and money. Board Attorney Kaczynski asked about if the site was formally designated as an area for redevelopment. Mr. Kauker explained that 10 years ago his organization was involved in preparing that designation for the Borough. There was one hearing before the Planning Board

with the participating property owners present. However, the property owners were concerned that establishing it as an area in need for redevelopment gives the Borough eminent domain power. Ms. Kaczynski pointed out that the Borough may not choose to exercise this right and Mr. Kauker agreed. He then summarized by saying that the former process was a learning experience and that the Board would handle the process differently going forward. The property has great potential and Chairman Lichtenberger reiterated the need for the Board to establish a preliminary development plan. He asked Mayor Febre for his thoughts and the Mayor said that he agreed that a concept plan made sense. Board Planner Kauker offered to create a concise proposal for the Board.

New Business:

Adjournment: A motion to adjourn was made by Harry Hillenius. Ken Terzo seconded the motion. The meeting was adjourned at 8:22pm.

Respectfully submitted,

Tara Grunstra
Secretary