

MAYWOOD PLANNING BOARD
MINUTES
May 26, 2016

A regular meeting of the Maywood Planning Board was held on Thursday, May 26, 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, Secretary Charlotte Panny, Councilman Rick DeHeer, John Montel, Harry Hillenius, Charles Goebel, John McManus and Anthony Klymenko. Also present was Board Attorney Kara Kaczynski.

Approval of Minutes

Vice Chairman Paul Kuhn made a motion to accept the minutes from the April 28, 2016 meeting. Secretary Charlotte Panny 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 McManus seconded the motion. All members present voted in favor of the motion.

Correspondence

- 4/28/16 letter from David Juzmeski of Neglia Engineering Associates Re: Maywood Sanitary Sewer Improvements Projects
- 5/3/16 letter from Tom Lemanowicz Re: Machlin Subdivision Completeness Review
 - This application has not been deemed complete and will be adjourned to the 6/2/16 meeting without requiring additional notice
- 5/11/16 letter from Bergen County Department of Planning and Engineering Re: Document Submission Via Email
- 5/12/16 email from NJRA Re: Municipal Led Development Workshop & Case Study
- 5/15/16 letter from Charles H. Sarlo, Counsel for 561 Elm Street, LLC Re: Completeness Review
 - This application has not been deemed complete and will be adjourned to the 6/2/16 meeting without requiring additional notice
 - Mr. Sarlo believes that recent ordinance revisions addressing building height and corner properties will impact his application

- Board Attorney Kara Kaczynski and Board Engineer Tom Lemanowicz will work directly with the applicant
- 5/24/16 email from Dolan & Dolan Re: Mandatory Training Course for NJ Planning and Zoning Boards
- New Jersey Planner March/April 2016 Issue (Volume 77, Number 2)

Resolution

Graphic Solutions Technet
 104 West Passaic Street
 Block 93, Lot 7
Calendar #2016-05
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.

Informal Hearing None

Old Business None

New Business

- Existence of the bollards at the Muscarelle driveway
 - Susan R. Rubright, counsel for Maywood Realty Associates, LLC at 113 West Essex Street supplied a list of questions about the bollards located at the Muscarelle property at 99 West Essex Street
 - Board Attorney Kaczynski suggested asking Zoning Officer James Mazzer to investigate if construction permits were issued
 - Chairman Frank Lichtenberger summarized his experience with the bollards in his role as Fire Department member
 - Access to both properties was revised with the Route 17/Essex Street Interchange Improvement
 - A fire hydrant needed to be added to the Maywood Realty Associates property
 - Bollards were installed and impeded Fire Department apparatus access to the property
 - After the Fire Department contacted Muscarelle, the fixed-position bollards were replaced with removable bollards which the Fire Police are able to temporarily relocate when needed
 - There was discussion of when the bollards were installed versus when Maywood Realty Associates took ownership of 113 West Essex Street but no one on the Board was certain of the timing
 - Board Attorney Kaczynski will contact Susan R. Rubright to clarify the easement terms
- Mandatory Planning Board training course for Councilman Rick DeHeer and Anthony Klymenko

- Vacant Commercial Properties Potential Tenanting
 - Former Duane Reade property (1 Maywood Avenue)
 - Former Maine Evergreen property (561 Spring Valley Road)
 - Maywood Avenue/Passaic Street property possible day school
 - Former Design Spree property (29 Essex Street) property owner Murray Construction indicated a new tenant will require a certificate of occupancy
 - Possible warehouse tenant
 - Sears/Kin Industries property (151 Maywood Avenue) possible 3-story indoor golf facility
- Fitness & Wellness of Hackensack Howcroft Road sidewalk improvement project has not started
- Master plan reexamination will be discussed at the next meeting on 6/2/16
 - Board Planner Michael Kauker plans to present his proposal
 - Chairman Lichtenberger expressed interest in rezoning several areas in the Borough
 - Route 17 North
 - Pleasant Avenue
 - Suggestions to improve parking

Open Meeting to the Public None

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. John McManus seconded the motion. The meeting was adjourned at 8:20pm.

Respectfully submitted,

Tara Grunstra
 Planning Board Recording Secretary