

**MAYWOOD PLANNING BOARD
MINUTES
June 2, 2016**

A regular meeting of the Maywood Planning Board was held on Thursday, June 2, 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 7:33pm with the following members present: Chairman Frank Lichtenberger, Vice Chairman Paul Kuhn, Secretary Charlotte Panny, Councilman Rick DeHeer, John Montel, Harry Hillenius, John McManus, Ken Terzo and Anthony Klymenko. Also present was Board Attorney Kara Kaczynski.

Approval of Minutes

Secretary Charlotte Panny made a motion to accept the minutes from the May 26, 2016 meeting. Harry Hillenius seconded the motion. All eligible members present voted in favor of the motion.

Bills

Vice Chairman Paul Kuhn made a motion to accept payment of the bills. Harry Hillenius seconded the motion. All members present voted in favor of the motion.

Correspondence

- 5/31/16 Public Notice for 174 Route 17 North, Rochelle Park
- 6/1/16 letter from Kara Kaczynski to Charles H. Sarlo, Counsel for 561 Elm Street LLC
Re: Ordinance Information
 - Mr. Sarlo believes that recent ordinance revisions addressing building height and property frontage will impact his application
 - He wanted to know which version of the ordinance he should apply to his application and Board Attorney Kara Kaczynski advised him to use the recently adopted version
 - Board Attorney Kara Kaczynski and Board Engineer Tom Lemanowicz will work directly with the applicant on identifying the appropriate variances in order to have the hearing at the next meeting on 6/23/16
- 6/1/16 letter from Kara Kaczynski to Zoning Officer James Mazzer Re: Muscarelle Driveway
- 6/1/16 letter from Kara Kaczynski to Susan R. Rubright, Counsel for Maywood Realty Associates Re: Muscarelle Driveway

Resolution

J. Magnone Auto Group, LLC
29 Essex Street
Block 124, Lot 5
Calendar #2016-01
Variance Application

There were several changes to the resolution that were identified:

- Page 9, bullet #4: “Roncati testified that there would be three (3) lifts in the service bay, which would be used to inspect the incoming cars, top off fluids, replace and the like belt.” to “Roncati testified that there would be three (3) lifts in the service bay, which would be used to inspect the incoming cars, top off fluids, and replace timing belts.”
- Page 16, last line: “Exhibit A-10, proposed floor plan, to include actual parking spaces in the storage portion of the building; which is a total of _____” to “Exhibit A-10, proposed floor plan, to include actual parking spaces in the storage portion of the building; which is a total of 146.”
- Page 24, last line: “Lichtenberger explained that the Planning Board does not have jurisdiction over an entrance from Essex Street could be added.” to “Lichtenberger explained that the Planning Board does not have jurisdiction over property values.”
- Page 29, first line: “The memorialization of the resolution denying relief requested herein was granted by the following vote on May 26, 2016.” To “The memorialization of the resolution denying relief requested herein was granted by the following vote on June 2, 2016.”

Vice Chairman Kuhn made a motion to memorialize the resolution with the above mentioned revisions. Ken Terzo seconded the motion. All members present voted in favor of the motion with the exception of Councilman Rick DeHeer who was not eligible.

Hearing #1

561 Elm Street, LLC
561 Elm Street
Block 78, Lot 14
Calendar #2016-06
Variance Application

This application has not been deemed complete and will be adjourned to the 6/23/16 meeting without requiring additional notice

Hearing #2

Marilyn J. Machlin
326 Maywood Avenue
Block 118, Lot 4
Calendar #2016-07
Minor Subdivision & Variance Application

This application has not been deemed complete and will be adjourned to the 6/23/16 meeting without requiring additional notice

Informal Hearing

None

Old Business

- Fitness & Wellness of Hackensack Howcroft Road sidewalk improvement project is complete
 - Chairman Lichtenberger reminded the Board that there is no conflict of interest with being a member of the gym and the open Planning Board issue
 - Ken Terzo asked if roadway repair was part of the Howcroft Road improvement project and it is not, the Borough is responsible for the roadway

New Business

Master Plan Reexamination

- 4/20/16 letter from Board Planner Michael Kauker Re: Master Plan Reexamination Proposal
 - The work that he has done for the Fair Share Housing Element accounts for half of the Master Plan
 - \$15,000 fee for the proposal components
 - Board Attorney Kaczynski suggested that Mr. Kauker begin the groundwork of establishing the Route 17 North properties as a redevelopment area
 - Include a review of the statutory criteria for development/rehabilitation
 - While H2M has done this in the past, the shelf life may have expired
 - Chairman Lichtenberger noted that Mr. Kauker began to work on a Route 17 North Redevelopment Plan
 - Ken Terzo pointed out that a buffer between the Limited Light Industrial zone properties and residential properties is imperative
 - Board Attorney Kaczynski suggested having public meetings so that the public can have input as well
 - Chairman Lichtenberger expressed interest in rezoning Pleasant Avenue
 - Suggestions to improve parking
 - Ken Terzo confirmed that all vacant commercial property will be included the Master Plan Reexamination
 - Councilman DeHeer asked how many revisions does the proposal include if the Board requires revisions
 - Chairman Lichtenberger said that the revisions will be done until the Board is satisfied within the proposal fee
 - Councilman DeHeer will bring the proposal to the Mayor & Council

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 8:19pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary