

MAYWOOD PLANNING BOARD
MINUTES
July 28, 2016

A regular meeting of the Maywood Planning Board was held on Thursday, July 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 7:30pm 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

Vice Chairman Paul Kuhn made a motion to accept the minutes from the July 7, 2016 meeting. Councilman Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

Bills

Secretary Charlotte Panny made a motion to accept payment of the bills. Vice Chairman Kuhn seconded the motion. All members present voted in favor of the motion.

Correspondence

- 7/11/16 Superior Court of NJ Re: COAH Decision
 - Board Attorney Kara Kaczynski summarized that the Court has decided that the “Gap Period” obligation should not be imposed
- 7/11/16 email from Jeff Surenian Re: COAH Consortium
 - Additional funding is being requested from the Borough
- 7/13/16 public notice for FERC Project No. 2814 Great Falls Hydroelectric Project Relicensing Joint Agency/Stakeholder Meeting
- 7/15/16 letter from Al Ballerini Re: Planning Board Resignation
 - Councilman Rick DeHeer made a motion to accept the resignation and Harry Hillenius seconded the motion. All members present voted in favor of the motion
 - Mayor and Council will appoint a new member
 - Anthony Klymenko will move up to the Alternate #3 position
- 7/21/16 letter from Bergen County Department of Planning and Engineering Re: Marilyn J. Machlin Minor Subdivision

- 7/22/16 public notice for Block 51.01, Lots 3 & 4 and Block 47.01, Lot 1, Rochelle Park, New Jersey
- New Jersey Planner May/June 2016 Issue (Volume 77, Number 3)
 - Chairman Lichtenberger suggested removing these newsletters from correspondence going forward and just distribute at meetings

Resolution

Maywood Tennis Club, Inc.
 263 West Passaic Street
 Block 86, Lot 15
Calendar #2016-08
Sign Application w/o Variance

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

Hearing

Renovare Church
 34 West Magnolia Avenue
 Block 119, Lot 10
Calendar #2016-09
Sign Application w/o Variance

The sign maker, Jay Cho of Sign Depot was sworn in. He is proposing replacing the existing Star of David on the façade of the building with a Christian Cross to reflect the change of worship:

- 13.54 square foot conforms to wall sign code as it is less than 10% of the façade
 - Similar size to the existing religious symbol
- Same type of material as existing; aluminum
- Same installation method as existing; stud bolt mounted
- No illumination

Additionally, he is proposing that the existing freestanding sign be replaced with a new one of exactly the same dimensions. The existing freestanding sign was not approved by the Board and was installed by a parishioner. The details of the proposed sign are:

- 80” high conforms to code
- 11.11 square feet conforms to code
- 2 colors conform to code (deep green and gold)
- One-sided facing Maywood Avenue
- No illuminated
- The proposed sign will be located in the same location as the existing sign
 - As a condition of approval, Zoning Officer Mazzer will confirm that the sign location does not violate the front yard setback requirements or obstruct the views of vehicular traffic sight line

Ken Terzo confirmed that bulletins would not be posted to back of the sign. Board Attorney Kaczynski added that the applicant would need to come before the Board prior to installing any additional signage.

Harry Hillenius made a motion to approve the sign application without a variance with the above mentioned conditions. Vice Chairman Kuhn 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

- Thomas K. Hynes, counsel for the Marilyn J. Machlin minor subdivision and variance application was present to review the language of the subdivision deeds with Board Attorney Kaczynski once the Planning Board meeting concludes

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. Vice Chairman Kuhn seconded the motion. The meeting was adjourned at 7:57pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary