

**MAYWOOD PLANNING BOARD
MINUTES
July 6, 2023**

A regular meeting of the Maywood Planning Board was held on Thursday, July 6, 2023 in the Council Chambers of the Maywood Municipal Building, 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 10, 2022. 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 same pursuant to said act. This meeting is being recorded with both audio and video and may be rebroadcast. 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 times.”

Flag Salute

Call to Order

The meeting was called to order at 7:30pm with the following members present: Chairperson Charlotte Panny, Vice Chairperson Anthony Klymenko, Secretary Gary Neumann, John Gargagliano, Harry Hillenius, Douglas Herrick, Thomas Anzevino and Rick DeHeer. John Dunlea of Neglia Engineering Associates attended on behalf of Board Engineer Gregory Polyniak.

Approval of Minutes None

Bills None

Correspondence

1. 6/14/23 letter from City of Hackensack Deputy City Clerk Allison Saabye Re: Introduced Ordinance #28-2023 Amending Main Street Area in Need of Rehabilitation Redevelopment Plan
2. 6/20/23 letter from Michael R. Thomas of T & M Associates Re: Stepan Company 100 West Hunter Avenue Response and Preformed Scour Hole Calculations
3. 6/23/23 letter from Board Engineer Gregory J. Polyniak Re: Filip Kristani 44 Parkway Completeness & Engineering Review
4. 6/23/23 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Resolution Compliance Review
5. 6/27/23 letter from Board Engineer Gregory J. Polyniak Re: Henry Gonzales Andrade 774 Maywood Avenue Resolution Compliance Review
6. 6/29/23 letter from Board Engineer Gregory J. Polyniak Re: Stepan Company 100 West Hunter Avenue Resolution Compliance Review
7. 6/30/23 letter from Alexander Lomei and Bradford A. Bohler of Bohler Engineering Re: Duke Realty 149-151 Maywood Avenue Flood Hazard Area Individual Permit & Hardship Exception Application

Resolution None

Completeness Hearing None

Application Hearing None

Informal Hearing **JW Congregation Support Inc.**
439 Maywood Avenue
Block 103, Lot 7

Sara Werner of Prime & Tuvel represents the Applicant, JW Congregation Support, Inc. They wish to discuss the conceptional development of the subject property. She stated that the property is located in the Residential One-Family District (A-1) and is currently developed with a vacant funeral home. She explained that the Applicant is seeking to demolish the existing structure and replace it with a 4,992 square foot Kingdom Hall of Jehovah Witnesses which is a permitted use in the A-1 zone. She introduced her two witnesses: Joshua Modglin of JW Congregation Support, Inc. and Afton Savitz of Stonefield Engineering.

Mr. Modglin is responsible for developing new places of worship. He explained that church members are split into congregations and he anticipated that 3 different congregations would utilize the proposed Kingdom Hall. He detailed that the individual congregations would meet Tuesdays through Thursdays between 7pm-9:30pm, Sundays starting at 10am and 3 meeting times on Saturdays until 4:30pm with an hour between the meetings. He noted that each congregation selects their own schedule. He added that the building would be used during the weekday mornings by up to 20 members for auxiliary uses related to worship. He approximated that each of the 3 congregations would number between 170-220 congregants. He noted that that there are no employees nor food preparation on-site. He summarized that the proposed building would accommodate 220 seats. He stated that some congregants would choose to attend the evening weekday meetings virtually.

Thomas Anzevino inquired how many parking spaces would be provided. Ms. Werner deferred that question to the Applicant's engineer but mentioned that the number of proposed parking spaces would increase from what is existing. Rick DeHeer asked for clarification on the timing of weekend services. Mr. Modglin answered that congregations can choose to have a meeting on Saturday or Sunday. Chairperson Panny asked if the existing Kingdom Hall on Hamilton Place in Hackensack would close. Mr. Modglin answered that there has been tremendous growth in membership so the existing Kingdom Hall would remain. Chairperson Panny inquired how the congregations are divided and Mr. Modglin responded that congregations are established regionally. Chairperson Panny does not believe there will be sufficient parking to accommodate 220 congregants. Ms. Werner stated that traffic and parking studies will be provided if the Applicant chooses to submit a formal application as they believe that they will have sufficient parking for their needs.

Afton Savitz prepared the conceptual site plan dated 5/26/23. She explained that there are approximately 50 parking spaces existing and they are proposing 66 parking spaces. She noted that the existing building is larger than what is proposed which would accommodate additional parking spaces. She added that there would be ADA access. Ms. Savitz noted that 55 parking spaces are required by code. She stated that the only variance relief that the Applicant would seek would be regarding impervious coverage. She noted that the Borough code specifies overall coverage, front yard coverage and a combined front, side and rear yard coverage. She explained that there are 2 existing coverage nonconformities which would decrease with the proposed development. She noted that the access driveways would remain. Ms. Savitz displayed proposed building renderings.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary