

MAYWOOD PLANNING BOARD
MINUTES
July 7, 2022

A regular meeting of the Maywood Planning Board was held on Thursday, July 7, 2022 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 December 16, 2021 and March 31, 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 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: Gary Neumann, Chairperson Charlotte Panny, Vice Chairperson Anthony Klymenko, John Montel, Harry Hillenius, Douglas Herrick, Derek Eisenberg, Thomas Anzevino and John Gargagliano. Board Attorney Kara Kaczynski and Board Engineer Gregory Polyniak were also present.

Bills

Derek Eisenberg made a motion to accept payment of the bills. John Gargagliano seconded the motion. All eligible members present voted in favor of the motion.

Correspondence

1. 6/23/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Extension for the Board to Act Through 7/28/22
2. 6/28/22 Adopted Borough Ordinance #7-22 Adopting the East Hunter Avenue Redevelopment Plan
3. 6/28/22 Introduced Borough Ordinance #8-22 Restricted Commercial District RC and Garages and Off-Street Parking
4. 6/28/22 Adopted Borough Ordinance #10-22 Adding Chapter 211 Affordable Housing
5. 6/28/22 Adopted Borough Resolution #142-22 Endorsing the Housing Element and Fair Share Plan
6. 6/28/22 Adopted Borough Resolution #152-22 Adopting the Spending Plan for the Affordable Housing Trust Fund
7. 7/6/22 letter from Zoning Enforcement Officer Dina Lynch Re: Benjamin Sosa 437 Golf Avenue Denial Letter
8. 7/7/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Request to Adjourn Hearing to 7/28/22 and an Extension for the Board to Act Through 8/18/22

Resolution

Resolution #2022-07

Resolution Finding that the Amendments to Section 209-35 and 209-39B(5) of the Land Use Development Ordinances of the Borough of Maywood as Outlined in Ordinance #8-22 are Consistent with the Master Plan of the Borough of Maywood, As Amended, and Making Certain Recommendations Relative Thereto

Board Attorney Kara Kaczynski summarized that the Board is voting to confirm that the proposed ordinance is consistent with the Borough Master Plan. She added that if the Board has any recommendations relative to the ordinance, those recommendations should be included in the motion.

Chairperson Charlotte Panny made a motion to memorialize the resolution. Harry Hillenius seconded the motion and all eligible members present voted in favor the motion.

Completeness Hearing None

Application Hearing None

Board Attorney Kaczynski referenced the 7/7/22 letter from Duke Realty attorney James Jaworski which requested to adjourn the hearing. She reminded the Board that at the 6/2/22 meeting the public comment was closed and Board was preparing to deliberate and vote on the application. Since that time, she explained that 2 issues have come about; the Prologis acquisition of Duke Realty and the Route 17 widening plan. As such, she stated that the Applicant has asked to reopen the application to address those issues. She detailed that at least one expert will be testifying, the Board and public may ask questions of that witness, the public will be permitted to make additional comments then the Board will deliberate and vote. Chairperson Panny asked if the public comments would be limited to the testimony or could be on the entire application. Board Attorney Kaczynski answered that the questions could only relate to the testimony but the comments could apply to the whole application. Derek Eisenberg would like adjournment requests to not be received on the day of the hearing. Board Attorney Kaczynski advised that the Applicant will issue new public notice.

Informal Hearing None

Closed Session None

Old Business

- Review of Application Requirements Checklist (Schedule C)
 - Board Attorney Kaczynski has not received any questions or comments from the Board
 - She offered to draft a recommendation that a certain number of hard copies and 1 digital copy be provided by the Applicant and the Board members would advise if they wanted an additional hard copy

- She invited the Board members to email their comments on the amendment
- Chairperson Panny reviewed the provided checklists from other municipalities
 - She recalled that the subdivision ordinance specifies a certain number of copies
 - Board Attorney Kaczynski will include that in her recommendation
- Derek Eisenberg noted that there may be upgrades needed for Council Chambers such as tv monitors for public display and additional outlets for Board member laptops to be charging during the meeting
 - Board Attorney Kaczynski will provide the amendment recommendation with a cover letter to the Mayor and Council regarding potential improvements to Council Chambers
 - She believes that she will have the recommendation prepared by the August meeting

New Business

- Distribution of Calendar #2022-10 AFP Properties Group, LLC, 846 Spring Valley Road, Block 20, Lot 1, Subdivision Application

Open Meeting to the Public

Rick DeHeer of 18 Hammell Place asked about the date of the adjourned Duke Realty hearing and Board Attorney Kaczynski answered that the Applicant is re-noticing for the 7/28/22 meeting.

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. John Gargagliano seconded the motion. All eligible members present voted in favor of the motion. The meeting was adjourned at 7:46pm.

Respectfully submitted,

Tara Grunstra
 Planning Board Recording Secretary