

**MAYWOOD PLANNING BOARD
MINUTES
August 4, 2016**

A regular meeting of the Maywood Planning Board was held on Thursday, August 4, 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 7:27pm with the following members present: Chairman Frank Lichtenberger, Secretary Charlotte Panny, Councilman Rick DeHeer, Harry Hillenius, Charles Goebel, John McManus, Ken Terzo and Anthony Klymenko. Also present were Board Attorney Kara Kaczynski and Board Planner Michael Kauker.

Approval of Minutes

Ken Terzo made a motion to accept the minutes from the July 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. Secretary Panny seconded the motion. All members present voted in favor of the motion.

Correspondence

- 7/28/16 letter from Bergen County Department of Planning and Engineering Re: Marilyn J. Machlin Minor Subdivision Application Approval
- 8/3/16 letter from Joseph B. Fiorenzo, counsel for Jos. L. Muscarelle Investment Co., Inc. Re: Maywood Realty Associates, LLC Sign Application
 - Moved discussion of this correspondence to Old Business

Resolution #1

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

John McManus made a motion to memorialize the resolution. Ken Terzo seconded the motion. All eligible members present voted in favor of the motion.

Resolution #2**Marilyn J. Machlin**

326 Maywood Avenue

Block 118, Lot 4

Calendar #2016-07**Minor Subdivision & Variance Application**

Harry Hillenius made a motion to memorialize the resolution. Councilman Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

Hearing None

Informal Hearing None

Old Business

- 8/3/16 letter from Joseph B. Fiorenzo, counsel for Jos. L. Muscarelle Investment Co., Inc.
Re: Maywood Realty Associates, LLC Sign Application
 - Board Attorney Kara Kaczynski summarized Mr. Fiorenzo's letter and the Maywood Realty Associates resolution
 - The deed with the metes and bounds description or the survey would determine who owns the property where the sign is to be installed
 - The right-of-way agreement would determine Bergen County's privileges
 - Chairman Frank Lichtenberger feels that the Board acted appropriately based on the information that was provided by the applicant
 - He does not believe vacating the resolution is suitable
 - Chairman Lichtenberger made a motion to have Board Attorney Kaczynski draft a letter to the applicant suggesting that work on the sign should cease until the property ownership is defined. Ken Terzo seconded the motion. All members present voted in favor of the motion
- Thomas K. Hynes, counsel for Marilyn J. Machlin was present and provided the subdivision deed for Chairman Frank Lichtenberger and Secretary Panny to sign
- Kauker Route 17 North Redevelopment Draft Presentation
 - Board Planner Michael Kauker updated the Board on what had transpired since his last presentation:
 - Army Corps of Engineers presented to the Board and advised that they did not expect remediation to be sufficient for residential development
 - Additional residential development would further tax the Borough infrastructure
 - As such, Mr. Kauker omitted residential land use from his proposal
 - Instead, he proposes mixed use consisting of:
 - Corporate offices
 - Medical
 - Open Space/recreation in the wetlands area
 - Public facility possibly a fire house
 - Hotel
 - Professional offices

- Planned commercial
- He believes that a flexible planning environment would offer a preferred scheme of development to provide a framework of future development
 - Property owners would be permitted to utilize any combination of the seven permitted uses identified above for development
- Board Planner Kauker distributed several pages that defined form-based code (FBC)
 - A development regulation methodology, incorporating graphic and design illustrations including mass, height, and location of building and amenities as well as their relation to streets, rights of way, and civic spaces
 - The Planning Board would establish a flexible development framework based on:
 - Circulation patterns
 - Public facilities
 - Design criteria
 - Building mass
 - Major use allowance
 - Height
 - Minimum lot sizes
 - FBC would not include details like setback minimums that would impede flexibility or design creativity
- Ken Terzo asked for a local example of FBC
 - Board Planner Kauker did not believe that the Bergen Town Center is an example of FBC
 - He could not provide a local example of FBC since it is a relatively new approach and requires large parcels of land
- Board Planner Kauker noted that the 65 acres of this area is sufficient size for FBC
 - Kin Properties alone is 18 acres and would be an excellent starting point
 - Chairman Lichtenberger pointed out that the properties in that area other than Kin are unavailable for development
 - Board Planner Kauker believes that the area north of the Kin property will be available after remediation
 - He believes that the Fitness & Wellness of Hackensack, Murray Construction, Maywood Furniture and Maywood Retail Associates (formerly Duane Reade) should be included
- Chairman Lichtenberger asked if the remediated wetlands area would remain wetlands and Board Planner Kauker believes that it will remain wetlands
 - Based on Board Planner Kauker's previous presentation, Chairman Lichtenberger feels that there is too much area dedicated to park land
 - Board Planner Kauker explained that the wetlands area is recommended as a park
- Ken Terzo asked if the 65 acre lot is sufficient in size and Board Planner Kauker believes that it is an appropriate developmental size for FBC
- Board Planner Kauker unveiled his overlay of the 2009 H2M Land Use Concept plan which detailed recommended uses within the Route 17 North area

- Board Planner Kauker said that he would implement that suggestion going forward and would also include the Phases overlay
- Chairman Lichtenberger feels that the transportation light rail system will be developed
 - He also reminded the Board that the Highway Department offered to install an access service roadway running along Route 17 North allowing for an acceleration lane
 - Ken Terzo feels that this may be better than a singular ingress and egress point
 - In future presentations, he would like the number of lanes of Route 17 delineated so to better envision the traffic pattern
- Board Planner Kauker pointed out that the section designated as commercial/office/medical will most likely be medical as medical service demand is growing
 - Board Attorney Kaczynski added that medical offices are planned tenants for the former Duane Reade property owned by Maywood Realty Associates
- Chairman Lichtenberger noted that the proposal includes the Beech Street roadway extension
 - He mentioned that in discussions with Kin Properties, they plan to leave the area open and do not plan to install fencing
 - He commended the proposed Hotel location on the Murray Construction property
- Board Attorney Kaczynski believed that the Army Corp of Engineers said they would attempt to remediate to residential standards if they could and Anthony Klymenko concurred
- Chairman Lichtenberger observed that this area is adjacent to residences so there is a need for their input as well
 - He also mentioned that Maywood Furniture would participate in any redevelopment discussions
- Board Planner Kauker summarized that the Board has the information to begin to brainstorm about FBC for this area
 - He displayed his previous presentation that included residential and additional roadways
- Charles Goebel cited the Hilton located near Tice's Corner Marketplace in Woodcliff Lake as a good example of desirable development
 - Tice's is an example of interior driven development
- Board Planner Kauker mentioned that he is working on the Master Plan Reexamination and that he would include the FBC framework and statement of policy
 - His goal is to complete both projects by the end of the year/early 2017
- He noted that even if it falls with the FBC framework, any development would be required to come before the Board for Site Plan approval
- Secretary Panny was skeptical that the one vehicular entrance denoted on the proposal would be sufficient for the traffic volume

