

**MAYWOOD PLANNING BOARD
MINUTES
September 1, 2016**

A regular meeting of the Maywood Planning Board was held on Thursday, September 1, 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 7:31pm 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.

Resolution

Renovare Church

34 West Magnolia Avenue
Block 119, Lot 10

Calendar #2016-09

Sign Application w/o Variance

Councilman Rick DeHeer made a motion to memorialize the resolution. Vice Chairman Paul Kuhn seconded the motion. All eligible members present voted in favor of the motion.

Hearing #1

Gail M. Lupo

620 Elm Street
Block 74, Lot 11

Calendar #2016-11

Variance Application

The applicant’s architect William Severino was sworn in. He is proposing expanding the second story of the home to meet the existing first floor footprint. The applicant plans to convert the second floor to a separate apartment. The addition will be a kitchen, dining room and living room for the second floor apartment. The existing space on the second floor will be adjusted to allow for a separate entrance and foyer. The home is located in the A2 Zone which permits two-family dwellings. The living room on the first floor space will be converted a bedroom and the powder room expanded to a full bathroom. This will allow the applicant to live on the first floor comfortably. The second floor addition will not trigger any variances, however, there are several preexisting nonconformities on the property. The most concerning preexisting nonconformity is the minimum side yard setback where 3.3’ is existing vs. 5’ required. The applicant will utilize

construction materials for a 1-hour rated firewall on the side of the home with the nonconforming setback.

Chairman Frank Lichtenberger asked if the rear deck will remain unchanged. Mr. Severino answered that an exterior stairway would be added from the second story to the deck to act as the separate second floor access. Additionally, stairs leading from the deck to the back yard would be added to complete the access. Board Attorney Kara Kaczynski asked if this proposed exterior stairway would be the only access to the second floor unit. Mr. Severino replied that the existing interior staircase would remain intact. The applicant's son and his fiancé will be occupying the second floor unit so having the units connected is desirable. Vice Chairman Kuhn questioned coming to the Board if only one family is occupying the space. Mr. Severino answered that the second kitchen creates the potential for two-family use. The applicant felt that it was prudent to pursue the two-family designation as it is permitted in the zone. Harry Hillenius asked if there was parking for four cars and Mr. Severino confirmed that there is sufficient space to park four cars. Mr. Hillenius reminded the applicant that cars cannot be parked on the lawn. John McManus asked about the length of the driveway. Mr. Severino believes that the driveway extends to the rear of the deck and no more than four cars are expected. Vice Chairman Kuhn asked if a door would be added to the first floor bedroom and Mr. Severino answered that it could be added for privacy. Chairman Lichtenberger looked at the house and does not believe that the addition will be visible from the street. While he does not wish to see more two-family development in the Borough, the home is located in a two-family zone so it is allowed. He asked that the two-family status could be limited to while the second floor apartment is occupied by family. If there is a change in occupation, the home will revert to a one-family. The applicant agreed to the stipulation.

Ken Terzo made a motion to approve the variance application with the condition that the home return to a one-family if the proposed occupation changes. Harry Hillenius seconded the motion. All members present voted in favor of the motion with the exception of John McManus who voted to deny the application.

Hearing #2
Spirit Halloween
 93 Spring Valley Avenue
 Block 2, Lot 9.3
Calendar #2016-12
Sign Application w/o Variance

The applicant was not present. Board Attorney Kaczynski plans to contact the applicant's attorney to advise them to attend the next meeting on 9/22/16.

Old Business	None
New Business	None
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 7:53pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary