

**MAYWOOD PLANNING BOARD
MINUTES
September 22, 2016**

A regular meeting of the Maywood Planning Board was held on Thursday, September 22, 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 7:29pm with the following members present: Chairman Frank Lichtenberger, Vice Chairman Paul Kuhn, Secretary Charlotte Panny, Councilman Rick DeHeer, John Montel, Harry Hillenius, John McManus and Gary Neumann. Also present were Zoning Officer James Mazzer and Board Attorney Kara Kaczynski.

Approval of Minutes

Vice Chairman Paul Kuhn made a motion to accept the minutes from the August 25, 2016 meeting. Secretary Charlotte Panny seconded the motion. All eligible members present voted in favor of the motion. Harry Hillenius made a motion to accept the minutes from the September 1, 2016 meeting. Vice Chairman Kuhn seconded the motion. All eligible members present voted in favor of the motion.

Bills

Councilman Rick DeHeer made a motion to accept payment of the bills. Vice Chairman Kuhn seconded the motion. All members present voted in favor of the motion.

Oaths of Office

Board Attorney Kara Kaczynski administered the Oath of Office to Gary Neumann for the Alternate #4 position.

Correspondence

- 9/7/16 letter from Kara Kaczynski Re: Firm Name Change
- 9/8/16 public notice of NJDEP Application for 231 North Main Street, Lodi, New Jersey
- 9/14/16 public notice for 53 Woodland Avenue, Rochelle Park, New Jersey

Resolution #1

Greg Cinnella
726 Palmer Avenue
Block 36, Lot 1
Calendar #2016-10
Variance Application

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

Resolution #2
Gail M. Lupo
620 Elm Street
Block 74, Lot 11
Calendar #2016-11
Variance Application

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 with the exception of John McManus.

Hearing #1
Spirit Halloween
93 Spring Valley Avenue
Block 2, Lot 9.3
Calendar #2016-12
Sign Application w/o Variance

Jason Finkelstein of Cole Shotz, PC is counsel for the applicant, Spirit Halloween. Eric Peres district manager of Spirit Halloween was sworn in. Spirit Halloween is opening a temporary store at the Bergen Town Center where Jos. A. Bank was previously located. John Montel asked about the temporary nature of the store and Mr. Peres answered that the store would be open to the public until November 2nd and vacate the property by November 15th. He is proposing two wall signs; one in the front of the store and the other in the rear (facing Spring Valley Avenue).

- 4' x 20' = 80 square feet conforms to wall sign code as it is less than 10% of the façade (96 square feet permitted)
- 3 colors conform to code
 - Orange lettering with yellow and black outline
- No illumination – colors are fluorescent
- Bolt mounted die cut 3D rigid plastic
- Bergen Town Center has already approved the signage

Chairman Frank Lichtenberger confirmed with Zoning Officer James Mazzer that the signs conform to the Borough code. Zoning Officer Mazzer asked the applicant if the signs will be removed prior to vacating the property and Mr. Peres answered that they take the signage with them.

Harry Hillenius made a motion to approve the sign application without a variance as proposed. Vice Chairman Kuhn seconded the motion. All members present voted in favor of the motion.

Hearing #2
Crossings at Maywood
129 Maybrook Drive
Block 131, Lot 12
Calendar #2016-13
Sign Application w/o Variance

Jerry Greenberger of Boro Park Signs is the sign maker and Steve Rieder is the property manager for the applicant, Crossings at Maywood. Both gentlemen were sworn in. The Crossings at Maywood is a garden apartment complex of 124 units located on Maybrook Drive, Windsor Court, Hammell Place and Beech Street. In an effort to brand their property as well help identify the building addresses, they are proposing 9 freestanding signs:

- 1 main freestanding sign that has 2 sides; sides are angled so that is can be viewed when driving in either direction on Maybrook Drive
 - 6'-4" high x 6'-6" wide
- 1 leasing office directional sign
 - 5' high x 1'-10" wide
- 7 building directional signs
 - 4' high x 1'-6" wide
- All the signs would be 3 colors to conform to code
 - Blue with white and orange lettering
 - Wood grain is not considered a color
- Signs are aluminum with concrete footings

Chairman Lichtenberger confirmed with Zoning Officer James Mazzer that the signs are to be setback according to the Borough code.

Harry Hillenius made a motion to approve the sign application without a variance as proposed. Vice Chairman Kuhn seconded the motion. All members present voted in favor of the motion.

Informal Hearing None

Old Business None

New Business

- Chairman Lichtenberger wanted to inform the Board that Board Engineer Tom Lemanowicz will be consulted on applications only when needed
 - Chairman Lichtenberger previously notified the Board Recording Secretary
 - If Board Engineer Lemanowicz is consulted on an application, he will ensure that the final plans submitted for construction permits reflect all of the resolution conditions
 - Board Attorney Kaczynski noted that Board Planner Michael Kauker will also be consulted only when needed and Chairman Lichtenberger agreed
- Zoning Officer Mazzer mentioned that Park Avenue BMW/Acura is interested in the Maine Evergreen property
- Zoning Officer Mazzer stated that a Certificate of Occupancy was granted to a small manufacturing company for 29 Essex Street (previously Design Spree) but the tenant decided not to rent the location
- Zoning Officer Mazzer believes that the former Duane Reade property at 1 Maywood Avenue will be converted to doctor offices

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 8:06pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary