

**MAYWOOD PLANNING BOARD
MINUTES
September 23, 2021**

A regular meeting of the Maywood Planning Board was held on Thursday, September 23, 2021 via the “Zoom” online meeting platform at 7:30pm. “This Virtual Meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of this virtual meeting has been provided by way of publication in the Our Town and The Record newspapers on or about May 24, 2021. In addition, notice of the meeting was posted on the door of the Maywood Municipal Building located at 15 Park Avenue and any handicapped-accessible entrances thereto; posted on the municipal website; provided to the municipal Clerk and distributed to all persons, if any, requesting copies of same. 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. The public commenting policy for electronic public meetings will also be followed as noted on the Borough website (www.maywoodnj.com).”

Flag Salute

Call to Order

The meeting was called to order at 7:30pm with the following members present: Vice Chairperson Charlotte Panny, Mayor Richard Bolan, Councilperson Ryan Ullman, Gary Neumann, Paul Kuhn, John Montel, Harry Hillenius, Peter Cicarelli and Geoffrey Smith. Board Attorney Kara Kaczynski was also present.

Approval of Minutes

Mayor Richard Bolan made a motion to accept the minutes from the August 5, 2021 meeting. Paul Kuhn seconded the motion. All eligible members present voted in favor of the motion.

Paul Kuhn made a motion to accept the minutes from the September 2, 2021 meeting. Harry Hillenius seconded the motion. All eligible members present voted in favor of the motion.

Bills

Mayor Richard Bolan made a motion to accept payment of the bills. Paul Kuhn seconded the motion. All eligible members present voted in favor of the motion.

Correspondence

- 9/2/21 letter from Steven C. Schepis, Esq. to Tax Assessor Angela Mattiace Re: Empire Real Estate Holdings, Inc. Lot Merger Request
- 9/14/21 letter from City of Hackensack Clerk Allison Saabye Re: Ordinance #49-2021 Adopting the 359-375 Main Street Redevelopment Plan for the Delineated Redevelopment Area
- 9/16/21 letter from Bergen County Planning & Engineering Re: Marseppe, LLC 687 Elm Street Subdivision Application Exemption
- 9/16/21 letter from Maywood Shade Tree Commission Secretary Lisamarie Schieli Re: John & Lisa Sadowski 371 Golf Avenue Variance Application
- 9/17/21 email from Filip Kristani of 44 Parkway Re: Variance Application Withdrawal

Resolution

Helian Wang
203 Prospect Avenue
Block 88, Lot 24
Calendar #2021-06
Variance Application

Councilperson Ryan Ullman made a motion to memorialize the resolution and Harry Hillenius seconded the motion. All eligible members present voted in favor of the motion.

Completeness Hearing None

Application Withdrawal **Filip Kristani**
44 Parkway
Block 62, Lot 4
Calendar #2021-02
Variance Application

Vice Chairperson Charlotte Panny asked Board Recording Secretary Tara Grunstra to read the Applicant’s withdrawal email request into the record:

On 9/17/21 at 3:15pm Filip Kristani wrote, “It does not seem that Maywood Planning Board will approve any variance no matter how small or insignificant it is. So, yes withdrawing it. Thank you.”

Board Attorney Kaczynski advised that should Mr. Kristani require any variance for his proposed dwelling, the application process would start over with a new application, completeness review, public notice and publication.

Harry Hillenius made a motion to accept the application withdrawal and Paul Kuhn seconded the motion. All eligible members present voted in favor of the motion except Peter Cicarelli who abstained.

Peter Cicarelli recused himself from the hearing.

Application Hearing **John & Lisa Sadowski**
371 Golf Avenue
Block 102, Lot 39
Calendar #2021-10
Variance Application

John and Lisa Sadowski were sworn in. Board Attorney Kaczynski marked the application and architectural plans prepared by Joseph A. Buda dated 6/29/21 revised 8/17/21 as Exhibit A-1 and the public notice and publication which is in order giving the Board jurisdiction as Exhibit A-2. Lisa Sadowski summarized the application explaining that they are proposing a covered front porch and rear addition but have an existing side yard setback nonconformity for a corner property of 12.95’ where 15’ minimum is required. She stated that they would prefer to have the proposed front porch and rear addition align with the existing structure. She explained that if the proposed rear addition was moved to comply with the corner side yard setback requirement, the room would be only 11’ wide which would be too small for the purpose of the addition. She said that the proposed rear addition would be family room with a partial office space. She explained that the addition cannot be moved further east as there is an

existing sliding door off the kitchen that provides access to the backyard. She believes that if the proposed addition aligns with the dwelling on the western side, the room will be large enough for their needs. Regarding the proposed front porch, she would like it to stay in line with the existing dwelling as it appears more aesthetically pleasing than having it moved over to comply with the corner side yard setback requirement. She believes that it would create a cleaner roof line if the proposed front porch was aligned with the existing home. She doesn't feel that adding the proposed front porch and rear addition will be a detriment to the neighborhood or violate the spirit of the Borough zoning ordinance. Since the existing home is currently located in the setback, she understands that any addition that aligns with it would trigger a variance. She thinks that the information provided would qualify as a hardship.

Board Attorney Kaczynski confirmed that the applicant was seeking a side yard setback variance from the westerly side of the property which is on the corner of Golf and Romaine Avenues. She also confirmed that the easterly side does not require a variance as the dwelling is more than 5' from the property line. Board Attorney Kaczynski invited the Board to ask questions of the Applicant. Paul Kuhn asked if the driveway on the eastern side of the property was proposed to be expanded to the property line and Mrs. Sadowski confirmed that it was. Vice Chairperson Panny questioned if the curb cut would need to be enlarged and Mr. Sadowski stated that it would not need to be widened. Harry Hillenius confirmed that the Borough code permits driveways to the property line. Paul Kuhn visited the property and has no objections to the proposed improvements. Board Attorney Kaczynski noted that the proposed project would fall below the maximum lot coverage requirement. Mayor Bolan complimented Mrs. Sadowski on the thorough and concise presentation.

Vice Chairperson Panny invited the public to ask questions of the Applicant or comment on the application but no one came forward. Board Attorney Kaczynski confirmed that Board Recording Secretary Grunstra did not receive any emailed comments on the application.

Mayor Bolan made a motion to approve the application as presented and Vice Chairperson Panny seconded the motion. All eligible members present voted in favor of the motion. Board Attorney Kaczynski advised that the resolution memorializing the approval will be prepared for the next Board meeting. She suggested that any changes to the plan would need to be reviewed by the Zoning Officer to determine if they would need to come back before the Board.

Peter Cicarelli rejoined the meeting.

Informal Hearing None

Closed Session None

Old Business None

New Business

- Cancellation of 10/7/21 meeting
 - Board Attorney Kaczynski confirmed that there are no hearings scheduled for the 10/7/21 meeting
 - Board Recording Secretary Grunstra stated that there are no active applications other than SDHK, LLC 24-30 West Pleasant Avenue

- When asked for status on that application, Board Recording Secretary Grunstra stated that she emailed the new attorney last week but has not heard back
- Should an application be submitted, Board Attorney Kaczynski believes that there would be insufficient time for the Board to review, determine completeness and have the Applicant notice and publish
 - She noted that the following meeting is scheduled for 10/28/21 when she will have the resolutions prepared for Maywood Sherwood Village, LLC and Lisa and John Sadowski
- Vice Chairperson Panny made a motion to cancel the 10/7/21 meeting and Paul Kuhn seconded the motion
 - All eligible members present voted in favor of the motion

Open Meeting to the Public

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. Mayor Richard Bolan seconded the motion. All members present voted in favor of the motion. The meeting was adjourned at 7:55pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary