

**MINUTES**  
**THURSDAY, MARCH 30, 2017**

The 777<sup>th</sup> meeting of the Planning Board of the Township of Maplewood was held in the Conference room of the Maplewood Municipal Building on Thursday, March 30, 2017.

Chair Ryan called the meeting to order at 8:00 p.m. He read the following statement:

“Pursuant to Section 5, P.L. 1975, this is to state for the record that adequate notice of this special meeting has been provided to the public by notification to the News Record, posting on the municipal web-site and by filing of said notice in the office of the Municipal Clerk.”

**ROLL CALL**

The roll was taken.

Board members present were: Victor DeLuca (Class I) (*arrived at 8:05 p.m.*), Class II–Vacant, Nancy Adams (Class III), Jerry Ryan, Thomas Carlson, John Branigan, James Nathenson (Alt I), Karen Pisciotta (Alt II)

Excused: Edward Bolden, Tammy Haynie, John Larrier

Absent: None

Also present were Board Counsel Michael Edelson and Board Secretary Adele Lewis. Board Consultant Robert Bratt, P.E., P.P. was excused.

Chair Ryan read the following:

“WHEREAS, Section 7 provides that the Planning Board has the discretion to permit, prohibit or regulate the active participation of the Public at any meeting.

WHEREAS, it is the desire of this Planning Board to comply with the provisions of this act and at the same time to conduct its business in an orderly and expeditious manner:

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Township of Maplewood, that it does prohibit, except as set forth in the formal agenda, active participation in the deliberations of the Planning Board at all of its regular meetings.”

*A motion was made by Tom Carlson and seconded by James Nathenson and passed unanimously to adopt the operating procedures for the meeting*

**MINUTES**

• **MINUTES OF FEBRUARY 14, 2017 REGULAR MEETING**

*On a motion by Mayor DeLuca and seconded by James Nathenson, the Board voted to adopt the minutes of the February 14, 2017 regular meeting.*

## **RESOLUTION**

**Case #PB 15-03 (A)**

**156-160 Maplewood Avenue**

Applicant: Maplewood Redevelopers, L.L.C.

**B 13.09 LOTS 180, 181, 185 B 13.10 LOT 178**

**(POST OFFICE REDEVELOPMENT)**

*GRANTING AMENDED PRELIMINARY & FINAL SITE PLAN*

*APPROVAL TO RELOCATE DUMPSTER OUTDOORS, RELOCATE BIKE*

*RACKS AND BENCHES AND WAIVER FOR A PARKING STALL*

Board Attorney Michael Edelson stated he received minor revisions to the resolution from the applicants' attorney. He noted they were not substantive and provided clarification. The Board discussed the conditions of approval. The consensus of the Board was to remove the language in condition #6 which read "*and suggests that it not be a masonry structure.*" Mr. Edelson agreed it should be removed.

*On a motion by John Branigan and seconded by James Nathenson, the Board voted affirmative (6) Mayor DeLuca, Nancy Adams, John Branigan, Tom Carlson, James Nathenson, Chair Jerry Ryan, Negative (0) to memorialize the wording of the resolution granting amended site plan approval to relocate the dumpster enclosure outdoors. The Applicant will work with the Village Alliance and Mr. Bratt to finalize the landscaping, design and materials consistent with the redevelopment plan.*

**ORDINANCE REVIEW** Pursuant to N.J.S.A.40:55D-26 -Planning Board review of:

Referral from Township Committee regarding Redevelopment Area 2

**Ordinance # 2856-17** which will further amend and supplement the Redevelopment Plan for

REDEVELOPMENT AREA 2- Review also pursuant to N.J.S.A. 40A:12A-7(E)

Chair Ryan asked Mayor DeLuca to introduce the review. Mayor DeLuca stated the revision to the Plan stems from meetings with a developer seeking to provide affordable senior housing which will have a component of assisted living and adult day care. He noted at least 50 % of the residents will be Medicaid recipients. The Township Committee retained Paul Grygiel to amend the Plan. Mayor DeLuca introduced Paul Grygiel, P.P. who authored the original Plan.

Paul Grygiel stated that there was a change to this Plan last April. He noted that the Plan was now 10 years old and needs periodic review and revision. Mr. Nathenson asked if the aerial maps could be revised as they are now outdated. Mr. Grygiel agreed.

Mr. Grygiel reviewed the area focusing on Lots 123, 124.01, 130.02, 131 and a portion of Lot 167 and stated that the proposed use makes sense for this area. He noted the changes are isolated to Chapter 7. He added that the goal is to redevelop this area and given the surrounding uses, this proposal makes sense. He noted there will be a component of adult day care and medical office and added the medical office will be primarily for the facility but not exclusive to it. Mr. Grygiel noted that this area is unlikely to attract other uses and the fact that it has been fallow for over 10 years confirms this.

Mayor DeLuca stated that there is currently enough market rate housing and affordable housing units for seniors is a needed use which justifies the higher density of a maximum of 182 units. The units will range in size from 300 sq. ft. to 600 sq. ft. He noted that the language with these requirements is mirrored in the Redevelopment agreement.

Mr. Grygiel stated the definitions added in the Plan duplicate the language used by the State of New Jersey.

Some concern was expressed at the specificity of the plan. Mr. Grygiel stated that this will supersede the previous uses. Mayor DeLuca stated that the Township is in discussions with the developer.

Mr. Grygiel reviewed the bulk regulations, site access and circulation, parking and answered questions from the Board. He noted that fewer parking spaces are needed for this use. Mayor DeLuca stated some issues with the DPW access and a possible easement are still under consideration.

Some typographical errors were identified and noted for correction as well as clarification in the language in the bulk regulations regarding roof height.

Mr. Grygiel stated the Plan is in keeping with the Master Plan in that it provides for a variety of housing stock while servicing various demographics. As referenced in the Master Plan, it also facilitates affordable housing in a manner that is not likely to pose additional burden on the school system. Mr. Ryan added that the Master Plan also specifically addressed these under-performing properties.

*On a motion by James Nathenson and seconded by Tom Carlson, the Board voted Affirmative (5) John Branigan, Tom Carlson, James Nathenson, Karen Pisciotto, Jerry Ryan Negative (0) Abstention (2) Mayor DeLuca, Nancy Adams, to pass a resolution with a finding that the ordinance is consistent with the Master Plan. The Board supports the ordinance which will revise to the Redevelopment Plan for Redevelopment Area 2 dated March 2017.*

## **DISCUSSION**

### Planning Discussion

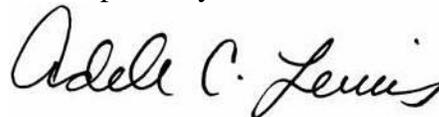
Chair Ryan distributed a Memo he prepared dated 3/30/17 listing planning initiatives for the upcoming year. He asked that Board members to review the list and reach out to him with their preference on which committee to serve on. As there were a few members absent, the Board will discuss further at the April 13<sup>th</sup> meeting.

Chair Ryan called for a motion to adjourn. THE NEXT MEETING OF THE BOARD IS THURSDAY, APRIL 13, 2017

## **ADJOURNMENT**

The Board adjourned at 9:24 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary