

MINUTES
TUESDAY, NOVEMBER 11, 2025

The 860th meeting of the Planning Board of the Township of Maplewood was held virtually Via Zoom on Tuesday, November 11, 2025.

<https://twp-maplewood-nj-us.zoom.us/j/83084401010>

Chair Pisciotta called the meeting to order at 7:30 p.m. and read the following statement:

The meeting is being held by way of Zoom Remote Video Conference. Pursuant to Section 5, Public Law 1975, this is to state for the record that adequate notice of this meeting has been provided to the public by posting and maintaining the annual notice of the meetings for 2025 in the News Record of South Orange and Maplewood and the Star Ledger in December of 2024 and by filing of said notice in the office of the Municipal Clerk. Notification with access information for the meeting via phone conference & Zoom was made public by publication in the News-Record, and on the Township's website.

ROLL CALL

The roll was taken.

Board members present were: Mayor Nancy Adams (Class I), Committeeman Dean Dafis (Class III), Salimah Latham (Class II), Elizabeth Ward, Karen Pisciotta, Thomas Carlson, Timothy Fryatt, Jenifer Steig Stephanie Scott, John Sullivan, (Alt I), Vacant (Alt II)

Excused: None

Absent: None

Also present were Board Counsel Michael Edelson Board, Board Administrator/Secretary Adele Lewis and Consultant Tom Lemanowicz, P.E., P.P.

Chair Pisciotta 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 Mr. Dafis and seconded by Mayor Adams and passed unanimously to adopt the operating procedures for the meeting.

Chair Pisciotta took an informal poll of the Board to gauge interest in returning to in person meetings. The majority of Board members were in favor of this. It was discussed that this would likely begin with the February 2026 meeting.

MINUTES

• MINUTES OF OCTOBER 14, 2025 REGULAR MEETING

On a motion by Mr. Sullivan and seconded by Ms. Latham, the Board voted to adopt the minutes of the October 14, 2025 regular meeting.

INFORMAL PRESENTATION

Historic Preservation Element of the Master Plan – *Preliminary presentation of draft prepared by Barton Ross & Partners LLC dated Nov 2025*

Chair Pisciotta introduced Daniel Wright, the Historic Preservation Commission Chair.

Mr. Wright provided some background information on the process and noted that it was last updated in 2008 and not updated with the latest Master Plan revision. He noted that the HPC applied for and received a grant to cover the cost of the HPC amendment.

Barton Ross of Barton Ross & Partners, LLC provided an overview of the draft document. He referred to the 2008 and noted that they built upon that with the revised draft which is more robust. He noted they formulated new goals with action items as well as identify historic resources and expanding public participation. He noted that 1600 properties were identified as potentially eligible for historic designation.

He noted Chapter 8 is important for the planning process with the evaluation of public policy. He reviewed the nine objectives with the measurable goals.

QUESTIONS FROM THE BOARD

Mr. Carlson stated he was pleased to see the action plan which is proactive in Sections 8, 9 & 10.

Mr. Fryatt questioned the designation of districts and noted that this is a radical expansion and acceleration. He questioned compliance with the Master Plan which called the designation process vague and suggested partnership to balance of rights of property owners.

Mr. Barton stated the more outreach the Township can do will enhance the process. Mr. Wright added that they have been an asset to some homeowners who have sought guidance from the HPC. Mr. Fryatt questioned how the designation process works and how the ordinance can be revised to provide benchmarks.

Mr. Wright stated that the criteria used is based upon the National criteria used for nationally designated properties and he disagrees with the comment in the Master Plan calling the ordinance the vague.

Mr. Barton noted that ordinances can be revised but the Maplewood ordinance is sound and recognized around the State.

Mayor Adams inquired about the designation of Historic districts versus historic properties. She also inquired if there would be any infrastructure constraints within a designated district.

Mr. Barton replied only if it is on the State or National historic registry. He stated typically on the local level the Township will go to the HPC for guidance, but is not bounded by their recommendation.

Mr. Fryatt referenced the ordinance and noted that the designation of any historical districts should go to the Planning Board.

Ms. Scott asked clarification on the historic resources' appendix.

Chair Pisciotta thanked Mr. Ross and Mr. Wright for the presentation.

APPLICATION
CASE # PB25-04

62 Pierson Road
Block 19.20 Lot 138
Applicant: Tom Waeschle
*Seeking a Minor Subdivision. Proposing demolition of an existing dwelling
and subdivide the lot to create two building lots.*

Mathew Posada, Esq. of Sill Cummis & Gross represented the applicant. He stated this is a minor subdivision 'as of right' which proposes the demolition of an existing dwelling, removal of all site improvements and the subdivision to create two conforming building lots. He stated since the application was filed, the applicant has sold the property and the owner is Anthony Nardone, who will develop the property.

The Board reviewed Mt. Lemnowicz Greenman-Pedersen, Inc. review letter by the engineering consultants dated October 24, 2025. Mr. Posada represented that Applicant will comply with all the technical comments of that report which state:

6. A Plot Plan review for future development is deferred to the Township Engineer at the time of building permit application.
7. The applicant should provide verification of the proposed lot numbers from the Township Tax Department.
9. It is recommended that any approval considered by the Board include a condition that the existing structure be demolished as a condition of the approval. Otherwise, the subdivision will create a number of non-conformities with respect to the setbacks.
10. The applicant is advised of the need to abide by Ordinance 3123-24 regarding the Review of demolition permits of principal structures in residential zones

Anthony Nardone, principal of Property Maintenance Group was accepted as an expert in construction. He stated that he has closed on the property since submission of the application.

The Board discussed the easement agreement. Mr. Lemnowicz stated that the 25 ft. easement on the current 110 ft. wide lot will be exacerbated once the subdivision is granted. He expressed concern regarding a future application for a variance request which would be created by the self-created hardship.

Mr. Nardone stated that a home can be constructed on the lot with the easement without the need for variances and their goal is not to trigger any variances. Mr. Posada reiterated that they are only before the Board for the fully conforming subdivision.

QUESTIONS FROM THE PUBLIC:

Barnes Evans, 64 Pierson Road, stated he is the other party for the driveway easement agreement. He questioned if there were any changes to the easement and asked for clarification. Mr. Nardone stated that they will not be touching the easement at all. Mr. Evans requested clarification on the need for a variance. Mr. Posada stated that they have not designed the plans

however they have determined that a dwelling can be constructed without variances. Mr. Evans noted the existence of a heritage tree on the property and its removal could cause environmental impacts. Mr. Posada stated that there were here for the subdivision and when the lot is being developed, they will comply with the Township's tree ordinance and plot plan review.

Mayor Adams reiterated that the Townships desire for tree protection and concern for any self-imposed hardship being used as justification for a variance.

Ellen Seidman, 58 Pierson Road expressed concerns regarding the removal of a large mature sycamore tree on the lot of 62 Pierson Road with the historical significance. She stated the tree is likely 200 years old. She approached NJ Big Tree Conservation Program registry and she received a response stating the tree is of exceptional historic and ecological significance. She expressed concern about water runoff affecting her property.

Daniel Wright inquired if this was considered a development approval. He cited the language of the demolition ordinance.

Mr. Edelson stated that the subdivision would be contingent upon the removal of the home, including the finalization of the demolition permit.

Ms. Seidman stated that an oil tank was removed and that's when she began to have water issues.

Maggie Tuohy 52 Pierson Road stated that the proposal is irresponsible given the climate concerns and environmental impacts.

On a motion by Mayor Adams and seconded by Mr. Dafis, the Board voted Affirmative (8) Mayor Nancy Adams, Dean Dafis, Elizabeth Ward, Karen Pisciotta, Tim Fryatt, Stephanie Scott, Tom Carlson, Jenifer Steig, Negative (1) Salimah Latham to grant the minor subdivision in the matter of 62 Pierson Road. MOTION CARRIES 8-1

Invitation to Address the Board: No comments

Chair Pisciotta called for a motion to adjourn.

THE NEXT MEETING OF THE BOARD IS *SCHEDULED FOR* TUESDAY, DECEMBER 9, 2025.

ADJOURNMENT

The Board adjourned at 9:55 p.m.

Respectfully Submitted,

Adele C. Lewis, Board Secretary