



MINUTES
TUESDAY, DECEMBER 10, 2024

The 854th meeting of the Planning Board of the Township of Maplewood was held virtually Via Zoom on Tuesday, December 10, 2024.

<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 2024 in the News Record of South Orange and Maplewood and the Star Ledger in December of 2023 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), Chair Karen Pisciotta, Thomas Carlson, Trenesa Danuser, Timothy Fryatt, Damian Titus, Elizabeth Ward, Stephanie Scott (Alt I), Jenifer Steig, (Alt II)

Excused: Committeeman Dean Dafis (Class III), Salimah Latham (Class II),

Absent: None

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

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. Carlson and seconded by Ms. Scott and passed unanimously to adopt the operating procedures for the meeting.

MINUTES

- **MINUTES OF OCTOBER 8, 2024 REGULAR MEETING**

On a motion by Mr. Carlson and seconded by Mr. Fryatt, the Board voted to adopt the minutes of the October 8, 2024 regular meeting.

APPLICATION:

Case #PB24-06

653 Ridgewood Road
B. 11.01 Lot 61
R-1-5 Zone
Applicant: 21 Sterling, LLC
Proposing demolition of an existing house for a Minor Subdivision

William Sullivan, Esq. of Scarinci Hollenbeck LLC, Little Falls, NJ represented the applicant. He stated that the development of both lots is intended to meet all bulk requirements with no variances and is an “as of right” subdivision. He stated the Applicant proposes to demolish the existing dwelling and subdivide the lot to create two fully conforming building lots with no variances required. He noted the property is 0.37 acre and located on the westerly corner of the intersection of Ridgewood Road and Berkeley Road within the R-1-5 Zoning district.

Mr. Sullivan stated that they received the review letter from GPI dated November 15, 2024 and have complied with Comments in Item 13 – Sight Triangles and have provided the sight triangle easement for the intersection of Ridgewood Road and Berkeley Road on the revised plans dated 11/15/2024.

In response to Item 21 – Trees over 6 inches in diameter: Mr. Sullivan stated that they are prepared to comply with all the provisions of the tree ordinance.

He confirmed that they would apply for a Plot Plan review with the Township Engineer at time of building permit application.

Mr. Sullivan noted they are aware that approval by the Board is conditioned upon the existing structure being demolished as the subdivision will create a number of non-conformities with respect to setbacks as the existing dwelling straddles the proposed lot line.

Mr. Sullivan noted that they will appear before the Historic Preservation Commission for compliance with the ordinance requirement that prior to receiving a demolition permit, demolition review shall be conducted by the Historic Preservation Commission and noted that they have appeared twice before on other properties.

Mr. Lemanowicz clarified that he did not request the lot line be moved.

The Board asked questions of Mr. Sullivan. Mr. Fryatt inquired about the location of curb cuts and if it would necessitate the removal of three mature trees.

Mr. Michael Lanzafama was sworn and qualified. He stated the proposed curb cuts will not affect the three mature trees.

Mr. Fryatt inquired if there were any legal requirements with a portion of the property in Millburn.

Mr. Sullivan stated that because the portion of land in Millburn is not affected by the subdivision there is no need to appear before the Millburn Planning Board.

QUESTIONS FROM THE PUBLIC

Victor Gallo, 121 Maplewood Ave. inquired if two buildings will fit on the two lots. Mr. Lanzafama stated that the building envelopes are depicted on the plans and show the properties can accommodate the structures and comply with the requirements of the R-1-5 zone. He noted that each lot will be over 8000 sq. ft. in size where 5000 sq. ft. is the minimum.

*On a motion by Trenesa Danuser and seconded Jenifer Steig, the Board voted Affirmative (9) Mayor Nancy Adams, Thomas Carlson, Elizabeth Ward, Trenesa Danuser, Timothy Fryatt, Damian Titus, Elizabeth Ward, Stephanie Scott, Chair Karen Pisciotta Negative (0) to grant the minor subdivision for 653 Ridgewood Road as presented with the preservations of trees, the location of curb cuts and compliance with the demolition ordinance. **MOTION CARRIES 9-0***

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, JANUARY 14, 2025.

ADJOURNMENT

The Board adjourned at 7:55 p.m.

Respectfully Submitted,

Adele C. Lewis, Board Secretary