



**MINUTES**  
**TUESDAY, SEPTEMBER 10, 2024**

The 852<sup>nd</sup> meeting of the Planning Board of the Township of Maplewood was held virtually Via Zoom on Tuesday, September 10, 2024.

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

Chair Pisciotta called the meeting to order at 7:35 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), Committeeman Dean Dafis (Class III), Thomas Carlson, Elizabeth Ward, Trenesa Danuser, Chair Karen Pisciotta, Timothy Fryatt, Damian Titus, Stephanie Scott (Alt I),

Excused: Salimah Latham, Class II, Jenifer Steig, (Alt II)

Absent: None

Also present were Board Counsel Michael Edelson, Board Secretary Adele Lewis and Board 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 Ms. Danuser and seconded by Ms. Scott and passed unanimously to adopt the operating procedures for the meeting.*

## MINUTES

### • MINUTES OF AUGUST 13, 2024 REGULAR MEETING

*On a motion by Mr. Dafis and seconded by Ms. Scott, the Board voted to adopt the minutes of the August 13, 2024 regular meeting as revised by Chair Pisciotta.*

## RESOLUTION

### Case #PB24-04

30 Newark Way

B.47.01 Lot 179 CI Zone

Applicant: Pallet Brewing Company, LLC

*Granting Site Plan Approval to convert the existing building to house a brewery with an accessory tasting area with waivers from Section 271-50 for off street parking and loading space.*

Mr. Lemanowicz recommended the resolution be revised to specify the condition of approval as the submission of a survey with an embossed seal. He also stated the applicant agreed to coordinate the architectural plans with the survey dimensions to correct discrepancies.

*On a motion by Mayor Adams and seconded Mr. Dafis, the Board voted Affirmative (6) Mayor Nancy Adams, Committeeman Dean Dafis, Timothy Fryatt, Damian Titus, Stephanie Scott, Chair Karen Pisciotta, to memorialize the wording of the resolution as revised granting Site Plan Approval to convert the existing building to house a brewery with an accessory tasting area with waivers from Section 271-50 for off street parking and loading space.*

## APPLICATION

### Case #PB24-05

13- 15 Collinwood Road

B. 7.08 Lot 384

R-1-5 Zone

Applicant: 1 Oakland Terrace, LLC

*Seeking a Minor Subdivision.*

*Proposing demolition of an existing dwelling, remove all site improvements and subdivide the lot to create two building lots.*

William Sullivan, Esq. of Scarinci Hollenbeck LLC, Little Falls, NJ represented the applicant. He stated that 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, remove all site improvements, and subdivide the lot to create two conforming building lots.

He stated that they received the review letter from GPI dated August 13, 2024 and will comply with Comments 6-9 which state:

6. The proposed lot numbers are to be assigned/verified by the Township Tax Assessor. The proposed lot numbers currently on the plan will be used only for reference in this report.

7. Ordinance 3123-24 sets forth the requirements for a Demolition Permit for work that involves more than 50% of an existing building being demolished. Should the Board choose to act favorably on the application, it is recommended that the approval be conditioned upon the issuance of a Demolition Permit.

8. Proposed Lot 384.02 contains Steep Slopes, as defined under §237A-4. The Applicant will need to address the Steep Slope issue during the Plot Plan review process with the Township Engineer.

9. The Applicant will be required to address stormwater management in the Plot Plan review process with the Township Engineer.

Mr. Sullivan stated the application does not qualify as a “Major Development” for stormwater design. He noted they are aware of the demolition ordinance and have submitted application to the Historic Preservation Commission. He noted that they are aware of the Demolition Ordinance and will comply.

**QUESTIONS FROM THE BOARD:**

Mayor Adams inquired if any trees on the property will be removed to construct the two homes.

Mr. Lanzafama, P.E., L.S. P.P of Casey & Keller was sworn and qualified. He stated that four trees will be removed, possibly less, but a maximum of 4. He stated the largest tree to be removed will be 9 inches in caliper.

Chair Pisciotta inquired if the trees will be replaced. Mr. Lanzafama stated that as part of the overall landscape plan, new shade trees and vegetation will be included.

Mayor Adams inquired if there are plans for the proposed houses. Mr. Sullivan stated there are not yet plans, they are before the Board only for the subdivision.

Mayor Adams stated that she hopes that consideration is given to the neighborhood with respect to scale of the building and that the developer minimizes the effect on the area with thoughtful development.

Mr. Fryatt inquired about the new curbcut and noted the challenges with the trees and sewer and slope for the eastern lot. Mr. Lanzafama stated that for the new curbcut at Lot 384.02, they will attempt to stay to the east of the 8-inch tree and come in at that location.

Mr. Dafis stated that he appreciated the applicant presenting to the Board. He inquired if the applicant could provide context as to why the applicant chooses to subdivide as opposed to keeping the lot whole. Mr. Sullivan stated that his client is a responsible developer and the lot is appropriate for subdivision pursuant to the Township Ordinance.

**PUBLIC COMMENT:**

Victor Gallo, 121 Maplewood Avenue stated that he echoes the sentiments of Mayor Adams and hopes that the applicant will considered the bulk of the homes.

*On a motion by Damian Titus and seconded Trenesa Danuser, the Board voted Affirmative (9) Mayor Nancy Adams, Committeeman Dean Dafis, Thomas Carlson, Elizabeth Ward, Trenesa Danuser, Timothy Fryatt, Damian Titus, Stephanie Scott, Chair Karen Pisciotta Negative (0) to grant the minor subdivision for 13- 15 Collinwood Road B. 7.08 Lot 384 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, OCTOBER 8, 2024.

**ADJOURNMENT**

The Board adjourned at 8:00 p.m.

Respectfully Submitted,

Adele C. Lewis, Board Secretary