

1 MAPLEWOOD THEATER REDEVELOPMENT
2 DATE: FEBRUARY 29, 2024 7:00 PM
3 LOCATION: THE WOODLAND
4 60 WOODLAND ROAD, THE GREAT HALL
5 MAPLEWOOD, NEW JERSEY 07040

6
7 T R A N S C R I P T of the stenographic notes
8 of the proceedings in the above-entitled matter as
9 taken by and before CARMEN WOLFE, a Certified Court
10 Reporter, Registered Professional Reporter and Notary
11 Public of New Jersey, at The Woodland 60 Woodland Road,
12 the Great Hall Maplewood, New Jersey 07040, on
13 Thursday, February 29, 2024, commencing at 7:00 in the
14 evening.

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A P P E A R A N C E S

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MAYOR NANCY ADAMS

PHILLIPS PREISS GRYGIEL LEHENY HUGHES LLC
BY: PAUL GRYGIEL, AICP, PP

1 MAYOR ADAMS: My name is Nancy Adams.
2 I'm the mayor of Maplewood. And I want to quickly
3 recognize my colleagues who are in the room. I thought
4 I saw Deputy Mayor Jamaine Cripe. There she is. And
5 Vick Deluca, township committee member and member Dean
6 Dafis standing right over there. So you have a very
7 committed and hard working Township Committee. And we
8 all should be grateful for them. So this is our first
9 meeting of probably a couple for the redevelopment area
10 that the Township Committee and the Planning Board has
11 designated as an area in need of redevelopment. And
12 there's a just couple of things before we get started I
13 wanted to make clear to everybody that this is the
14 very, very, very beginning of this process. While we
15 designated this area, all the buildings within the area
16 are privately owned. They are also occupied at least
17 on the upper floors if not the first floor. So these
18 buildings being privately owned we pass a
19 non-condemnation redevelopment area. So we don't -- we
20 have no powers of condemnation on any buildings. We
21 will not be taking any properties. The reason for this
22 meeting is to get your input upfront as we move forward
23 to plan the -- do the redevelopment plan. And in the
24 redevelopment plan we will be delineating the zoning
25 and what is permitted there, what is not permitted

1 there. And this meeting is for you to give your input
2 as to what you would want to see. And we encourage you
3 to think big, to just, you know, throw everything out
4 because some of it might lead to something else. It
5 might be completely off the wall. And that's fine.
6 Just, you know, whatever you're thinking, but I want
7 you to think about it in terms of what's good for our
8 beloved Maplewood Village. Thinking about it with
9 keeping in mind the historic integrity of the downtown
10 which is a designated historic district. And
11 remembering that what happens here is a long process.
12 And it will be an area that we want you to think of as
13 something that could give you what you think might be
14 missing, what Maplewood Village needs, what would make
15 it kind of cool, whatever. You could just throw it out
16 once we get to that point.

17 So the theater building is for sale.
18 And the owner is actively marketing it. So we own --
19 the township, you guys and us -- we own the parcel
20 behind the Maplewood Theater which is about 20 parking
21 spaces. It's also behind the Burgdorff building. And
22 the property, the development area itself -- and Mr.
23 Grygiel will go into this -- is all the buildings with
24 the exception of three of them. So he'll explain it.
25 He'll go into what this means, what it doesn't mean.

1 But the township does not -- we have no developer for
2 this. So I know that's been an issue in the past with
3 redevelopment plans. We are not planning this with
4 anybody in mind. We are not negotiating with anybody.
5 So we just want your input now so we can see what you
6 want, what the community wants, and then of course as
7 we go through the process what's feasible and it kind
8 of, like, works itself out like that. So with that
9 being said, I'm going to turn it over to Mr. Paul
10 Grygiel, former Maplewood resident. He made the
11 mistake of moving. And we'll have questions and
12 answers and stuff in a little bit, but, Paul, you want
13 to go over everything. And thank you, all, for coming
14 out. Thanks.

15 MR. GRYGIEL: Thank you, Mayor Adams.
16 Thank you very much. First of all, thank you. Happy
17 Leap Day, everyone. It's a pleasure to be here with
18 you. Paul Grygiel is my name. I am a former Maplewood
19 resident as the mayor mentioned, but also a planning
20 consultant who's been involved in the township of
21 Maplewood for about 15 years now. So just very quick
22 background. My firm and I have been involved since the
23 early 2000 -- around 2002 or thereabouts and more
24 recently about a decade ago with regard to the
25 redevelopment plan for the post office which is now the

1 Clarus building. So for those that have been around in
2 town for a number of years -- I recognize a lot of
3 faces -- we went through a similar process with regard
4 to that property. And there's also other redevelopment
5 throughout the township. As was mentioned by the mayor
6 and the reason you're here tonight, though, is to focus
7 primarily on a smaller area right next to where we are
8 essentially, block 12.02 of the township according to
9 the tax records or informally known as the Maplewood
10 Theater Redevelopment Area. But again, we'll point out
11 through going maps and such there are other properties
12 included in this redevelopment area that we'll be
13 considering in preparing a plan for it. Just a quick
14 overview of what we intend to go through tonight. So
15 as was mentioned, I'll discuss the redevelopment
16 process, how this works, and what is and is not
17 included in the process. Go through the study area
18 itself and the context in which redevelopment will be
19 taking place. And then going to a public
20 participation. So we'll be listening to your initial
21 thoughts and ideas with regard to the redevelopment
22 area and the broader Maplewood Village as a whole.
23 Wrap up our discussion, and then look towards next
24 steps. Again, in two weeks we'll be back here -- not
25 here. We'll be up the street at the Burgdorff Center

1 again for a second community meeting at which time we
2 can get into a bit more retail, recap some of the items
3 that came up tonight, maybe if there's some homework we
4 need to do between now, and then provide some
5 additional information.

6 So let's start at the very beginning.
7 It's a very good place to start. The redevelopment
8 process is enabled by state law. The New Jersey Local
9 Redevelopment and Housing Law provides a number of
10 tools for municipalities to utilize within their
11 borders through the redevelopment process. One of the
12 main ones is the preparation of a redevelopment plan
13 which provides a number of benefits compared to a
14 typical zoning district. And, again, I'm going to
15 throw out some terms here. Planners tend to have a lot
16 love jargon so I'll try to keep it simple and explain
17 some items that might need more explanation. Zoning as
18 probably you're aware is a way of making any land uses
19 by creating different districts that allow certain
20 types of development in terms of height, setbacks,
21 uses, coverage of the land, and parking, those types of
22 things. So Maplewood like most municipalities has a
23 number of different zone districts within its borders.
24 The ordinance that provides those regulations is
25 somewhat limited by state law into how much detail we

1 can go into on such things as building materials, with
2 regard to specific design of buildings, or other
3 improvements. A redevelopment plan allows for more
4 detail. A redevelopment process also allows for
5 redevelopers to be selected. Again, there's no one in
6 mind right now. Typically, you deal with the property
7 owners. But, again, some redevelopment processes will
8 select a different person or entity to be their
9 redeveloper. To be very specific, as was mentioned
10 before with regard to uses and site design, building
11 design, if we want to -- and Maplewood has done this --
12 get down to the level of detail, types of windows,
13 building materials, roof lines, all those types of
14 things that, again, are a bit more specific than you
15 would typically have in the zoning ordinance. And
16 also, redevelopment process allows for negotiation to
17 put in place community amenities as part of the process
18 whether it's in some cases open space feature,
19 streetscape improvements, other types of, again,
20 improvements of properties or a redevelopment area that
21 would not otherwise be allowed to be negotiated through
22 the typical land development process.

23 Focusing more specifically on Maplewood
24 and Maplewood Village and this particular redevelopment
25 area. The Township Committee last year designated this

1 as a redevelopment area under -- through -- excuse me
2 -- through the state process outlined in state law with
3 regard to doing that. The Planning Board had a study
4 prepared. It was reviewed and presented at a public
5 hearing at which time the Planning Board recommended
6 designation of a redevelopment area. What would be
7 next would then be the plan. That's where we are in
8 the process now. So we have nothing in place. I'll
9 make it clear. Again, just so it's clear for the
10 record, there are no concept plans that I've seen or am
11 aware of there of. There are no redevelopers that are
12 out there waiting in the wings to step in and take care
13 of, you know, a project they've had in mind. We are at
14 this point literally just looking to get ideas for the
15 community and then to work with the stakeholders
16 including property owners, nearby residents, and others
17 to craft a plan for this redevelopment area. Further
18 down the line if and when that plan gets adopted, the
19 Planning Board will review it, Township Committee will
20 adopt it, then the Township Committee can designate one
21 or more redevelopers for all or part of the area. When
22 that happens, then any specific plans for the
23 development of a site, you know, the real detailed
24 engineering drawings would be reviewed by the Planning
25 Board. The reason I lay all that out is that it's a

1 long process. It's not something done tonight. We do
2 this in another two weeks with another meeting. In
3 three months from now there's a plan in place, and
4 that's it. It's going take some time. It's going to
5 take some effort. It certainly will take a lot of
6 opportunities to review from the township's Board's,
7 commissions, and residents.

8 Just to summarize the process. Again,
9 the idea is to try to utilize the assets and properties
10 that are located in the lovely setting adjacent to
11 transit, you know, walkable community, and come up with
12 a vision that allows for the future redevelopment. So
13 I put a couple projects in that have been done through
14 redevelopment our firm has worked on. Montclair, one
15 of them is by the Wellmont Theater, Seymour Street,
16 where it used to have a little roadway that went
17 through there you blocked off for shows. Now more of a
18 community plaza with some additional new development
19 directly cross the street, parking improvements, that
20 type of thing. And likewise, in downtown Morristown.
21 Again, both these are a larger scale than you'll being
22 here certainly, but just to give you an example of how
23 redevelopment can help kick start improvements to
24 business districts and other areas. As I mentioned
25 before, Maplewood is no stranger to this process. So

1 Maplewood Crossing development, the former PSE&G site,
2 the former post office, the former police department
3 building just to name a few. These are properties that
4 have been redeveloped. They had in plans in place that
5 set forth the parameters of that development. So
6 dealing with everything, the uses, and the height of
7 buildings, and the design of buildings, streetscape
8 improvements, parking requirements, affordable housing,
9 sustainability, pretty much everything is included in
10 those plans. And we would anticipate would be included
11 in this redevelopment plan as well.

12 Okay. Just to get us focused on the
13 area. Make sure we're dealing with the right place in
14 mind. Just over two acres. Six tax lots in Maplewood
15 Village. So commonly known as the former Bank of
16 America building, the Greenway Market's former Kings
17 building, the theater, former theater building, and the
18 storefronts in front of it, the row of -- all the
19 restaurants, but the retail commercial space to the
20 right of that with Ani Raman, Bill and Harry's, that
21 type of thing. In the back also the township owns the
22 parking lot and the Burgdorff Center. So that's six
23 parcels that comprise the redevelopment area. There's
24 some aerial views. See a frontage on Maplewood Avenue,
25 Inwood place, in fact, Durand Road and Woodland for

1 that matter. I think we're pretty well familiar so I'm
2 not going to go through too much detail. The area
3 itself, again, you have a number of existing buildings
4 on the properties. There are a couple that are not
5 included in the redevelopment area currently. One is
6 the architect's office, the former house on the corner.
7 I think that's Woodland and Inwood. That is not
8 included. And the other one would be the realtor
9 office on the corner as well on Maplewood, the corner
10 of Maplewood Avenue. Just in terms of setting, again,
11 for most of you, you know in this probably a good
12 reason why you moved to town or work in the area or
13 visit Maplewood. Maplewood Village isn't just a
14 downtown. It's got a great character to it currently.
15 The township's been very careful in trying to preserve
16 that character and enhance it where it can. So we're
17 dealing with a setting that has a variety of land uses.
18 We have some public parking areas. Again, transit
19 nearby, other amenities, and planners like myself
20 think, you know, really are helpful for development of
21 this type, and we're looking to complement. Just a
22 word about historic resources. As you're probably
23 aware or if you're not, Maplewood Village was
24 designated on both the state and national registers of
25 historic places back in 2022. So that's a great honor.

1 It also has implications for what can or cannot be done
2 in the redevelopment area. So rest assured, there
3 would be great care taken with regard to preservation
4 of historic resources. It's not to say development
5 can't happen on properties have historic buildings on
6 them, but there certainly will be levels of review
7 required because of that designation. An example of
8 this. This is a photo from just almost 50 years ago.
9 So looks about the same other than the name of the bank
10 on the Maplewood Bank and Trust. I guess it still says
11 it on there, although it's changed over time. But the
12 building is still certainly there. Has some additions
13 in the back that were probably more recently
14 reconstructed at that point. I actually looked at some
15 historic maps. Where the parking lots are now there
16 actually were houses there. I'm sure some of you may
17 remember that. It's before my time I would have to
18 say. But just to make it clear, again, that's one of
19 the topics that will need to be dealt with in the
20 redevelopment plan.

21 As far as very briefly with regard to
22 the zoning. The property is currently -- the majority
23 of the area is in the RV retail business zone. This is
24 what is covers essentially all of the business district
25 of Maplewood Village. It's very straightforward zoning

1 that allows for commercial uses on ground floors of
2 various types. So restaurants, retail stores,
3 services, that type of thing with upper floor
4 residential permitted, offices permitted as well.
5 There's a whole listing here. Again, we can go into
6 just questions later. I'd be happy to get into more
7 detail on that, but that's available through the
8 township's website if you look up the zoning ordinance.
9 It will list all this information. One key thing to
10 note just in terms of building heights, you're
11 currently permitted up to 50 feet within this district.
12 Again, most buildings don't get up to that height, but
13 actually, the theater building is around there if not
14 higher. You do have a few 60-ish I'm told. So it
15 actually it probably predates the zoning I'm guessing,
16 but it's taller than what's permitted, but you do have
17 other buildings that are around that height with a
18 number of either one-story or two-story. But
19 essentially, the regulations in place currently allow
20 for relatively intense development. So you can have
21 buildings right up to the sidewalk to maintain the
22 streetscape, coverage of the almost entire property.
23 So you can have parking in some cases. Other case's
24 have, again, buildings that just cover the entire lot.
25 Again, very common for an area such as this, that is a

1 walkable business district near transit. A small part
2 of the areas in the residential R1-7 zone just to,
3 again, make it clear that's a different zone district
4 that's more intended for residential uses. That
5 pertains back to the area where the parking lot is in
6 the rear of the theater building as well as the
7 Burgdorff Center.

8 So in terms of the planning background.
9 I've given you some information on land uses that are
10 permitted currently and other information. The
11 Planning Board for the township has been very proactive
12 over the years with regard to its Master Planning.
13 That's the term of the New Jersey law for policy guide
14 for documents such as the one that was adopted just
15 this past I think it was August was the adoption date.
16 Every ten years at a minimum every municipality must
17 update its Master Plan. So I was involved in the one
18 way back in 2011 thereabouts. Through Covid and other
19 reasons it took a little bit longer than 10 years to
20 get to this one to get done, but it's in 2023. It's a
21 wonderful document adopted by the Planning Board that
22 sets forth goals, objectives, recommendations for land
23 use and development and other planning topics within
24 the township. That document does provide some general
25 guidance with regard to redevelopment of this property

1 or the redevelopment area, the theater in particular as
2 well as some of the other properties in the area.
3 Basically, there was some thought given to what would
4 be guiding principles with regard to any redevelopment
5 project. So I've listed some of them here. Again, you
6 can look this document up on the website. Don't need
7 to read them all verbatim. But really talking about
8 recognizing the characteristics of commercial areas,
9 trying to ensure mobility for not just cars but
10 pedestrians, bicyclists, and all -- you know, all who
11 are trying to access an area and getting around the
12 area. The Master Plan does support appropriate infield
13 development. That is where you have opportunity to
14 grow next to existing buildings where you have
15 infrastructure in place to fill in some blank, you
16 know, or underutilized areas in the streetscape. It
17 does about talk about ensuring residential quality of
18 life certainly by making sure any new development's
19 respectful of residential areas and boundaries of
20 commercial areas. And overall recognize and protects
21 local ordinance of historical and culture resources as
22 vital parts of the community identity. So our task at
23 the outset is to make sure we honor those
24 recommendations, those general principles, and
25 incorporate, you know, recommendations and specific

1 types of land uses, development standards, that are in
2 line with those objectives. Again, there's more here.
3 I'm not going to read all this. But you can get --
4 take a look at the Master Plan. It's a useful
5 document. It's a wonderful document. And it does give
6 some discussion with regard to how best to redevelop
7 within Maplewood Village, and in particular where you
8 have sites such as the theater that, unfortunately, you
9 know, have seen better days and have a use that is no
10 longer as viable as it once was. I would note that
11 this has been on the township's planning radar for over
12 some time way. Back to my first involvement it was
13 recognized that the post office probably didn't make
14 sense right next to the train station having, you know,
15 trucks and industrial operation there. It recognized
16 that movie theaters even back then were facing
17 challenges from VCRs, cable TV, all the way through
18 Netflix and DVD service to streaming to then who knew
19 Covid. There's always been some challenges. Sometime
20 now the township's recognized that maybe, you know, one
21 day the theater would no longer be as viable. The
22 grocery store as well, Kings, was there for a while.
23 Kings went out. Luckily, you have a nice replacement
24 that's actually a wonderful little asset for Maplewood
25 Village and the township. So that's actually a happy

1 ending with regard to that one. And hopefully we can
2 work with the redevelopment plan to make sure if that's
3 your priority to maintain some type of use like that or
4 the same use for that matter.

5 Just some other things to think about in
6 our discussion or your discussion with regard to other
7 things we can include in the plan. Trying to further
8 the township's objectives with regard to
9 sustainability. So if we want to -- most Maplewood
10 efforts do include these types of thing so it's not
11 really going out on a limb here. They talk about
12 energy efficiency, you know, time interest the State of
13 New Jersey, certification, work at the Green Team, and
14 the Environmental Advisory Committee. But, again, I
15 think what's more important is what we did last time
16 around on the post office site is working with the
17 Maplewood Village Alliance, working with other
18 stakeholders such as business owners, property owners,
19 residents of the village and around the village to come
20 up with the plan and specific recommendations. One
21 other thing about this property is that it's reducing
22 all of the use or at least trying to better utilize
23 where cars can go and park to better have circulation,
24 change in some instances to make it more efficient and
25 even in some cases less efficient if that would help

1 with regard to mitigating impacts on neighboring
2 properties and not dumping traffic into one location
3 that might not be appropriate. And also with regard to
4 parking, taking advantage of existing park you have
5 around and potentially enhancing it. But again, that's
6 something to be worked out through this process. With
7 that, that's the background information that I wanted
8 to provide. That, you know, we talked about this
9 meeting this evening to get through some of that. I
10 know it's a lot of information. What we want to do is
11 have a discussion. Do you want to take questions at
12 all?

13 MAYOR ADAMS: Why don't we take a few
14 questions on this if there are any. You were very
15 thorough, Paul. Thank you.

16 MR. GRYGIEL: I talk a lot.

17 MAYOR ADAMS: It's important. Not
18 everybody knows everything. So I'm going to walk
19 around with the mic. Those of you who have [inaudible]
20 like me like Phil Donohue. I know. What is your
21 question?

22 THE PUBLIC: Hi. I was wondering if you
23 could say a little more about what it means that places
24 like the Burgdorff Center and the grocery are in a
25 redevelopment area. Like, does that mean it could be

1 forced out? What does that mean?

2 MR. GRYGIEL: Thank you. That's why I
3 want to take questions. It was in our discussion and
4 presentation. I didn't mention that. I'm sorry.
5 Redevelopment area designation under state law, you
6 have different levels of it. You could have the old
7 fashion what only was available up until a number of
8 years ago a condemnation area it's called. That is not
9 what you have here in this area. What the law allows
10 for now is a non-condemnation redevelopment area. So
11 even though in terms of the redevelopment plan and all
12 the other powers of redevelopment still exist, one
13 that's off the table right from the outset is eminent
14 domain. That is something that the Township Committee
15 cannot undertake through this process. So for any
16 business owners, property owners, et cetera, there's no
17 threat whatsoever of the Township Committee deciding we
18 really need this property so we're going to take it by
19 eminent domain. What it means for beyond that, though,
20 so redevelopment, the idea is to give opportunities for
21 a property owner to either change their uses or leave
22 things as they are. If a plan's adopted that changes
23 what's permitted, some property owners may say, I'll
24 take advantage of that, they may work with me as
25 property owners. Others might say, I'm good. And

1 that's the under the redevelopment areas is where you
2 have one or two properties that just remain as is. But
3 we're trying to give more opportunities for
4 redevelopment. For the one that's the township, the
5 Burgdorff Center I think you mentioned, that's owned by
6 the township. So that's a separate process that the
7 Township Committee would need to deal with any changes
8 to that for the parking lot.

9 MAYOR ADAMS: Any other question?

10 THE PUBLIC: Yeah. I was curious how
11 this works with that potential buyer of the theater
12 building. You know, will this make them hesitant? Or
13 will a plan work with a potential buyer?

14 MR. GRYGIEL: Great. Thank you. That's
15 a great question. Like I've said, I've seen no plans.
16 I'm not aware of any plans from either a potential
17 buyer, existing property owner, or anyone else. My
18 experience in redevelopment, again, jumping around
19 here, I've been doing this 15, 20 years throughout
20 northern/central New Jersey in probably about 15 to 20
21 different towns. Usually a redevelopment designation
22 actually makes property owners happy and potential
23 developers happy. That gives them the opportunity to
24 change uses if they want to come up with a plan that
25 work for them. That's the idea here. But I can't say

1 specifically about that particular, you know, potential
2 buyer if that's. If they'll be happy with it, that's
3 the idea behind this, to make sure you come up with a
4 plan that works for them.

5 THE PUBLIC: My name is Mitch Gross. I
6 live up on Alberta. I assume that the plan is not
7 going to include stable population density. There's
8 going to be an increase in population density. And I
9 assume that you're planning for that. Are there plans
10 for -- or some kind of vision being put together on
11 what kind of level of increase in population density
12 you're planning? And in the planning of that, are you
13 taking into account as global warming continues
14 possible emergency plans. I was here during Super
15 Storm Sandy. And if a lot of people had to get in and
16 out of this place, not easy because we can't increase
17 the size of our roads, so...

18 MR. GRYGIEL: Good question. As far as
19 population density, again, there's no plan now. Most
20 likely, yes, I think it's realistic to assume
21 throughout this process there will likely be some sort
22 residential development included. How much, what type,
23 what height, number of units, nowhere near decided
24 because there's no -- there's nothing. Tonight we're
25 sitting here with a blank slate. That said, if and

1 when that happens, the plan will include measures to
2 mitigate. So, for example, in some cases with traffic
3 improvements, intersections, or pedestrian crossings.
4 In another cases if stormwater or utilities need to be
5 improved, we can put that on the plan. When the
6 Planning Board reviews any site plans, the Planning
7 Board would need to take that into account. Have its
8 experts, you know, their experts look at -- look at
9 that and maybe require certain improvements by property
10 owners or developers. As far as impacts of services,
11 yes, that will need to be factored in little further
12 down the road. But it's -- that's not quite there yet.

13 MAYOR ADAMS: And as we said, there's no
14 plan yet. That's what we're here for, to get input
15 from the community. And there's no developer yet,
16 so...

17 THE PUBLIC: Hi again. I wanted to just
18 go back to the Burgdorff Center. It's a challenging
19 venue in terms of capacity, tech resources. Has there
20 been any discussion about approaching the owner of
21 Caldwell Banker? Because logically you would have a
22 very nice opportunity to expand the two buildings,
23 maybe connect them, bump out the parking lot, get rid
24 of the parking lot behind the Burgdorff. You could put
25 in dressing rooms. You could expand the state room in

1 the center of it. And that would give more capacity.
2 And it would -- it would give us another performance
3 space.

4 MR. GRYGIEL: Good point there. Yes.
5 The short answer is, the discussions with them, no,
6 again because of where we are in the process. Again,
7 and I can't emphasize enough, we've been involved
8 through the redevelopment study, but not anything
9 beyond that. It's a great idea. That's the type of
10 thing we want to hear tonight, though. So, absolutely.
11 I mean, one thing I would say as a planner, you know,
12 again, I used to live here. And my wife and I talked
13 about this and saying, what's the plan there? I said,
14 well, I've got plenty of ideas in my head of what would
15 work. I'm sure a lot of you do, too. But, yeah, you
16 have parking lots around different properties that
17 could easily be connected, other ones that could be
18 taken out, different pedestrian connections, building
19 connections. All of that is literally on the table.
20 That's why we're in this process. Just trying to come
21 up front instead of standing back there.

22 THE PUBLIC: I was curious about the
23 Maplewood Theater. Now, does that have to become a
24 movie theater? At the sale what limitations? Can they
25 take down the sign? Can it be repurposed to a shopping

1 mall?

2 MR. GRYGIEL: Well, again, reemphasize
3 nothing is set. As far as the facade because of the
4 historic designation of the village, I have a feeling
5 there will be a lot of pushback if not it's impossible
6 potentially through regulations to change that or to
7 significantly alter it. We'll make sure it's well
8 noted. But the inside of the building, again, that's
9 something that's up for discussion. What the uses are
10 that's permitted there we realize, you know, it's not
11 a --

12 THE PUBLIC: The inside is probably as
13 historic as the outside and take everything out.

14 MAYOR ADAMS: And as Paul said before,
15 the facades on other buildings that are sort of
16 protected and have the Historic Preservation Commission
17 as well as the State Historic Preservation Commission
18 will need to approve any exterior designs, especially
19 with existing facades.

20 THE PUBLIC: I just have a clarifying
21 question.

22 MAYOR ADAMS: Yes.

23 THE PUBLIC: So with this redevelopment
24 designation, so that means that it's kind of setting
25 parameters for if or when a building owner or multiple

1 building owners decide to sell? But probably doubtful,
2 but hypothetically, nothing could change if no one
3 sells?

4 MR. GRYGIEL: Yes. I mean, because it's
5 non-condemnation the power is off the table right off
6 from the start. With that said, the idea is to try to
7 come up with a plan that if that property owner was
8 looking to either sell or develop themselves, that
9 you're making it something they want to do.

10 THE PUBLIC: I know you're very early in
11 the process, but just so to understand we're, like,
12 contributing ideas to give our public sentiment on
13 this, but we also don't know if it could be one or any
14 of these buildings or a combination of them. It's all
15 kind of very hypothetical at this point; right?

16 MR. GRYGIEL: I think that -- again,
17 it's not hypothetical in that we will come up a plan.
18 Hopefully, we'll accurately reflect the vision for the
19 area that, you know, you all contribute to. And for
20 that matter, again, property owners and other
21 stakeholders as well that says, okay, you say just
22 reuse the theater building, make one big, you know,
23 theater house. Have that there. And that's what we're
24 worried about. May or may not work. I'm doubtful on
25 that one, unfortunately, but that's something that's,

1 you know, we're trying to be realistic to say, okay,
2 but maybe that's an aspect of it. Maybe some
3 performing arts space is part of it. Maybe it's a big
4 part of it. But that where we're trying to prioritize
5 what makes the most sense in the area.

6 THE PUBLIC: So just to touch back on
7 the theater question. I know there's talk about
8 expanding the Burgdorff Center to make it a more usable
9 theater space and questions about what to do with the
10 movie theater. So the movie theater, one of the
11 reasons you mentioned that it's the -- it actually
12 exceeds the height limitations. That's because it
13 actually has an existing stage house which I believe is
14 a 60-foot grid which -- that theater was actually used
15 as a, quote/unquote, legitimate theater. My dad
16 actually performed with the Strollers back in the 40s
17 and early 50s in that space. It's actually a full
18 stage house with a full stage. So that would actually
19 serve two purposes. Instead of having to try to expand
20 Burgdorff and make it a more usable space in term of
21 the technical aspects, the theater actually has a lot
22 of that. Although, it's granted it old. A lot of that
23 infrastructure's already built in. It's actually a
24 beautiful old historic theater inside. And as I
25 understand, some of that still exists under the

1 division into smaller theater spaces. And to just kind
2 of expand on the concept of mixed-use, for a long time
3 legitimate theaters were also used as movie theaters.
4 So you used the first stage house. You had that,
5 again, 60-foot grid height so you could fly in a very
6 large, high powered projection screen and show movies
7 and then fly them out and have a full stage area with a
8 full [inaudible] where you could do Broadway level
9 shows, concerts, dance performances. You could have
10 companies come in and do residencies, for example, for
11 a week. And while I know you mentioned before that
12 movie theaters maybe aren't viable, I'm sure an awful
13 lot of artists out there that would argue whether or
14 not that space is viable.

15 MR. GRYGIEL: Thank you. I appreciate
16 that.

17 THE PUBLIC: So first question was,
18 Paul, I read the redevelopment assessment. It's a
19 great job. Thorough. Clear.

20 MR. GRYGIEL: Thank you.

21 THE PUBLIC: You recommended 68
22 properties. The township endorsed that.

23 MR. GRYGIEL: Yes.

24 THE PUBLIC: This question's comes up
25 already a little bit. Can you elaborate on the pros

1 and cons, risks, advantages of doing the whole block at
2 one time?

3 MR. GRYGIEL: Okay. Good question. I
4 think it's just over two acres. It's not a gigantic
5 area as far as redevelopment goes. I've worked on up
6 to 150-plus properties at once. I don't recommend that
7 by the way, 150 at a time. That was probably a little
8 more than the town could have bit off. But
9 nonetheless, I think one advantage here is you have the
10 interconnection between the different properties. So
11 to say focused on only -- looking at, again, the other
12 view, the map here on the left side, the one that says
13 173, that's the bank building, former bank building and
14 the parking lot wrapping around. Green Way is 174.
15 175 is the theater. If you were to just say let's
16 focus on the theater building or the lot next door, I
17 think you'd miss out on opportunities to work together
18 with neighboring property owners. So I think that's a
19 big pro of doing it all at once. As far as the cons of
20 doing six lots together, I'm almost hard pressed to
21 think of any because I don't think it's overwhelming
22 size of an area. You could do it in phase I guess if
23 any development happens there. That's a different
24 story. That if you say we're going to be replacing a
25 certain building or adding to the back on a parking

1 lot, for example, that could all be done after certain
2 other improvements are made. That would make sense.
3 That would be an opportunity. But I don't see a big
4 issue with dealing with 2.14-so acres at once.

5 THE PUBLIC: Nancy said quick.

6 MR. GRYGIEL: Yeah, no problem.

7 THE PUBLIC: Thank you. So what's there
8 today is a little bit different than the rest of the
9 village just in the sense that it's fairly low, low
10 density. It's fair amount of space undeveloped,
11 parking spaces. Certainly low residential density.
12 Right? And this is just a comment -- oh, my goodness.
13 That was my phone. This is just a comment for the
14 village at large. Whatever comes out here is likely to
15 set the tone for the rest of the village, you know, and
16 what the village will be in 20, 25 years. Think it's
17 good to, you know, keep that kind a view in mind as
18 well.

19 MR. GRYGIEL: Appreciate that. Thank
20 you. We hope it does set the tone in a good way,
21 obviously.

22 THE PUBLIC: Hi. Thanks for doing this
23 meeting. It's needed. I have a couple questions. You
24 talked about the theater which is really important to
25 me and my family and I know a number Maplewood

1 residence. I'd also like to find out what's going on
2 with the bank building because I haven't heard anything
3 about that if anyone's interested or has ideas. But I
4 also want to initially when you started telling this
5 whole plan and what the ideas are, I see apartment
6 buildings coming big and tall, not tall, but meeting
7 that height quota. And Maplewood is not a through
8 street village. It's not a Millburn. It's not South
9 Orange. And I think it's important that we keep in
10 tact how unique Maplewood is. You know, we live here,
11 and we love having people come. We're so fortunate
12 with all these restaurants, but for us to have more
13 apartment buildings right in downtown Maplewood along
14 with Valley Street that you don't even recognize where
15 you are anymore when you drive because there are so
16 many tall buildings and dry cleaners and Springfield
17 Avenue, it's kind of out of control. So that is my
18 two-part one question and a statement.

19 MR. GRYGIEL: Thank you.

20 THE PUBLIC: Thank.

21 MR. GRYGIEL: I'm sorry. There was a
22 question. Yes, the bank. Yes. Nothing -- I mean, the
23 bank owner probably is -- I would imagine if they are
24 paying attention here has their own ideas. Nothing
25 I've seen. Nothing I'm aware of. I would hope -- put

1 this way, the township did reach out obviously to the
2 property owners. They're informed of this and the next
3 meeting and this process.

4 MAYOR ADAMS: Right. All the property
5 owners in this area were notified of this and the
6 March 14th meeting. And I know there's been
7 conversations. And as I said, the movie theater owner
8 is actively marketing his property, but there's
9 literally nothing planned which is why we're here.

10 MR. GRYGIEL: There was also notice
11 given back when the study was done when the Planning
12 Board had public hearings. So hopefully then it's not
13 just something in the last few weeks they've become
14 aware of this, but it's been six, eight, nine months at
15 least so far.

16 THE PUBLIC: There are some other towns
17 in New Jersey that have converted all theaters into
18 nonprofit art theaters. And the state recently, I
19 think just this fall, said that movie theaters, art
20 house theaters could also count as nonprofit theaters
21 and get liquor licenses. And I guess my question would
22 be if you're looking for, like, a private sale from,
23 like, one property owner to another property owner, how
24 would an idea like that even be raised if people are
25 just coming in and thinking about how to make a profit,

1 and how to make things commercial, and how to make
2 thinks bigger?

3 MR. GRYGIEL: Okay. Yes. Good
4 question. With regard to that, that law doesn't --
5 we're not superseding or changing anything with state
6 laws or liquor licensing, that type of thing. As far
7 as ownership, my understanding, it doesn't make a
8 difference as far as, you know, if it's someone else
9 comes in with the idea of changing that. Just to be
10 clear as far as the theater space or performing arts
11 space, I am not involved. Again, I'm not saying it
12 shouldn't be included in the plan. I think it's
13 probably more than likely going to be. It's a matter
14 of how much and what emphasis it gets. I'm just being
15 realistic on the movie side of it. As far as the other
16 examples, I'm well familiar with. Another one is
17 Westfield, the Rialto Theater, has a nonprofit that was
18 formed to -- we have that and turned it into more of a
19 creative -- it's a center for creativity it's called
20 now. So it's both performing arts space as well as
21 movie space and other things. It's taken some time and
22 money to do that I will say. I'm very familiar with
23 that project. Rahway and other cities and towns have
24 done this as well. So it's something we can look into.
25 And again, if the community decides to push that out

1 front as a driving force, happy to include it. That's
2 why we're listening to you.

3 MAYOR ADAMS: Here's a planner. Be
4 careful.

5 MR. GRYGIEL: I think I've seen him once
6 or twice.

7 THE PUBLIC: I'm Peter Steck. I live on
8 Maplewood Avenue. Aside from this area, I think it's
9 crazy that there's a 50-foot height limit in the
10 village area. There's no building except for the very
11 back of the theater that that's high. The first
12 building that's going come to 50 feet is going to stun
13 everybody. So that's something I think that needs to
14 be looked at. The second thing that I think is nice is
15 what a wonderful -- how wonderful it is to have a food
16 store downtown. Big generator of traffic. Anything
17 you can do to help them like loading trucks from the
18 back, combining those properties, would be a great
19 idea. And the final point is kind of a technical one.
20 I don't know how you have the power to select a
21 developer if you have no eminent domain powers. That's
22 a loaded question.

23 MR. GRYGIEL: I'll remind the attorneys
24 to give you the answer on that. But let's hope it's a
25 friendly process where we can make it work amongst

1 ourselves.

2 THE PUBLIC: Also a planner. I
3 disagree. Five stories is completely appropriate
4 across the street from a train station. In the local
5 redevelopment housing law affordable housing can be
6 required. That wasn't mentioned in your presentation.

7 MR. GRYGIEL: It was written, but I did
8 not say it. So my apologies for not pointing that out.

9 THE PUBLIC: We need to have near zero
10 parking requirements. We to need to allow for
11 flexibility development here. We should not be looking
12 for one master developer. We should allow for very
13 flexible lot sizes so that we can leave the bank
14 building, per se, and look at the additions on the back
15 and the parking lot. I know I have maybe a rare point
16 of view in this room. So I think this forum is
17 actually not that great to put people on the spot. I
18 think that there might be other people that might be in
19 this room that are not going to speak up in this forum.
20 And I think that you need to widen the breadth of this
21 forum so that those people can share their opinions as
22 well and not be put on the spot. Now, I don't know
23 what to say, but I think that it would be great to have
24 a breadth of uses like Peter and Things. But if
25 nothing happens here and it's ten years later and

1 nothing's happened, then we did this wrong. We have an
2 amazing opportunity to provide housing for people in
3 our town. We have a fair share obligation. And we
4 have put that obligation on the golf course. We have
5 also defined the golf course as 75 acres in our land
6 development ordinance, in our municipal ordinance. So
7 there's little opportunity for that golf course to even
8 become developed to meet that obligation. We need to
9 look elsewhere. We have that recommendation in the
10 Master Plan. This is a key, key block. I completely
11 disagree with these comments. I believe that we should
12 be doing a five-story building. And what is the
13 density in the zone right now?

14 MR. GRYGIEL: I don't believe there's an
15 actual density --

16 THE PUBLIC: Correct. There isn't an
17 actual density. And it should remain that way. You
18 should look at the forum.

19 MR. GRYGIEL: Thank you.

20 MAYOR ADAMS: Thank you. And I want to
21 respond a little bit to that. Nobody should feel like
22 they can't speak out if you have a differing opinion.
23 Please, this is a safe space. And that's what we're
24 here for, to hear everybody's input. And not
25 everybody's going to agree with everybody. And not

1 everybody's going to agree with whatever happens
2 either, but that's just sort of the way this kind of
3 thing works. So everybody, please, feel free to speak
4 up.

5 THE PUBLIC: Hi. My name is Daniel
6 Wright. I live in Maplewood. I'm also the chair of
7 the Historic Preservation Commission. I just wanted to
8 clarify that with the village's listing on the state
9 and the national historic registers there are no
10 restrictions on the private property owners to develop
11 their properties. There's nothing that prevents the
12 owner of the theater, the owner of the bank from
13 completely demolishing those buildings. So I know it
14 can get a little confusing, the rules of designation,
15 but the designation that we have at the state and
16 national level will do nothing to prevent those
17 buildings from being knocked down. The way it works is
18 that it incentivizes private property owners to
19 renovate their buildings in a way that's sensitive to
20 their historic value. The only property in the
21 redevelopment zone that is restricted is the Burgdorff
22 building because government owned buildings are subject
23 to review by the state. Hopefully, with the
24 redevelopment zone if we're able to put in restrictions
25 that we could put restrictions to preserve the facade

1 of some of these buildings and keep if, say, the
2 theater stays, the back of the theater if that is
3 demolished, have what replaces it be of similar massing
4 so that the streetscape is not changed dramatically.
5 So I just wanted to clarify about the historic
6 designation.

7 MR. GRYGIEL: Thank you very much.

8 MAYOR ADAMS: Very appreciated. Thank
9 you.

10 THE PUBLIC: Yes. My question kind of
11 follows up on that one and then goes to another
12 question about parameters. So on one end it could be
13 that, like, nothing happens. Right? That's the one
14 end of the spectrum. On the other end of the spectrum
15 could all of it be demolished except for the Burgdorff
16 Center? Is that an actual possible outcome?

17 MR. GRYGIEL: Possible, I suppose.
18 Plausible, given my experience in Maplewood, no. I
19 don't think we're going to allow for that to happen.
20 As far as the historic aspects of it, there are
21 limitations. You know, at the local level, I guess if
22 you're telling me there's not that they can be
23 demolished, I suppose that's case. But, again, we're
24 coming up with a process here where we're looking to
25 make sure that's not the end result. Again, on paper,

1 yes, but, I think we're really clear about our
2 direction of not going to allow that.

3 THE PUBLIC: Could I ask why the
4 Caldwell Banker's excluded from the lot? From the
5 area?

6 MR. GRYGIEL: Good question. It was
7 discussed in the study. Honestly, the thinking was --
8 initially our discussion was to look at the theater
9 itself. And then my discussion, my initial discussions
10 with the township saying why don't we look at a couple
11 other parcels here. Let's broaden to the entire block.
12 Let's look at everything. My experience with
13 redevelopment is being too aggressive sometimes
14 backfires. You get people that are concerned about
15 including too much of an area. We did hear a question
16 about that before. So with regard to the various
17 criteria that need to be met, my opinion as a planner,
18 they were not individually met on that property. And
19 there was nothing to tie it in. Like, for example, the
20 neighboring properties that have sharing access for
21 parking and for loading and such with the theater,
22 behind the theater building, the building itself is in
23 good shape. The building is not obsolete. The
24 building did not meet any criteria. The same with the
25 decision with regard to the architect's office on

1 corner. So it was a decision not to include those. If
2 the Planning Board, you know, could have said otherwise
3 let's include them, the township I guess could back and
4 do that, but that was thinking at the time of the
5 designation to cut those two out.

6 THE PUBLIC: Hi. Lillie Hartman. I
7 lived in this town for many decades. I just wanted to
8 get back to the theater. A few things about the
9 theater. I don't know how many people here know what a
10 national treasure that theater is and who performed in
11 that theater. That theater believe it or not Gypsy
12 Rose Lee was in that theater. Paul Robeson was in that
13 theater. The original Porgie and Bess Broadway show
14 was premiered in that theater. Basil Rathbone was in
15 that theater. The list goes on and on and on. So it
16 really is a historic site. It would behoove us to try
17 to be imaginative about how we can save that place
18 despite how difficult it may be. But the Belmont
19 Theater was also [inaudible] and that was saved. And
20 there is I believe a gentlemen who's now doing
21 something in our town, I read something which I
22 completely forgot what it was, but he was instrumental
23 in getting the Belmont Theater off the ground. On top
24 of which, David Geffen has a foundation which will work
25 with any community that has an organization that

1 started up to save theaters. And he will put millions
2 upon millions of dollars into that theater. So we
3 shouldn't just write this off.

4 MAYOR ADAMS: Nothing's being written
5 off.

6 MR. GRYGIEL: Appreciate the comment.
7 The Bellmont, again, my firm was involved in that with
8 the Seymour Street. So it some of the redevelopment of
9 other properties to help make that happen. So that
10 hopefully could be the idea here, too. That's why it's
11 important to include multiple properties.

12 THE PUBLIC: Hi. My name is Amy Hughes.
13 I own a business in town. It's called Maplewood
14 Mercantile. It's in an area and in a building that
15 everyone said could not be used to do -- I sell vintage
16 furniture. I mean, maybe I sell -- I know a thrift
17 store is not allowed. And I hope that that's not what
18 mine would be considered. But I think, you know, I
19 fought like hell to get that space. And the town
20 actually made it pretty difficult. In the end I was
21 able to, you know, after redesigning my sink and
22 turning it into a water fountain at the cost of \$2,500
23 in fees and then being told that I had to have a public
24 water fountain because of my square footage. And then
25 being told that was mistake. You know, in six months I

1 mean, lawyer fees. And my poor landlord went through a
2 really rough time, too. And I just -- the main thing
3 is that I was told it can't happen. You can't create
4 something. It a viable, cooperative building with
5 right now five women-owned businesses, all of them
6 local. Like, local, local, local. And we've launched
7 several other businesses out of that that have become
8 independent businesses in this town. And I think -- I
9 just hope that when we look at the Clarus building and
10 we see a Starbucks -- and I'm not saying Starbucks is
11 evil. I go there. My kid loves it. You know what? I
12 have a teenager. And they got a place to hang out a
13 little after hours. And I know. I try. It's not my
14 main place, but, you know, it's a safe space so what
15 I'm going to say? I didn't go there for years,
16 actually, but I mean, it's okay. But I think we have
17 to really think about the local businesses. I think
18 one of the things that's really amazing about this
19 community is independent business. The barrier to
20 entry has been relatively low for a small business to
21 start up in this town partly because the square
22 footages are relatively low. So we can afford it. I
23 would hate for square footages to get so huge that
24 small businesses couldn't afford to start up and take
25 risk. And I mean, you know, we talk about these

1 buildings, you know, like where, you know, we're
2 talking about businesses that we love like Freeman's
3 and, you know, Bill and Harry's, [inaudible] like the
4 comic bookstore. Like, these are loved businesses. So
5 -- it's why so many people move here. And I can't tell
6 you how many relators have told me that one of the
7 things they do when people are coming from out of town
8 or try to make them comfortable they give them gift
9 cards to all these little businesses. They take them
10 on tours of our village. It's spectacular. It really
11 is. And I just hope that with these plans we remember
12 that the barrier to entry needs to be not so high so
13 that we can keep that independent spirit.

14 MR. GRYGIEL: Thank you very much.

15 THE PUBLIC: Hi. Ken Stine. I'm a
16 resident. I'm going to piggyback on a little bit of
17 what you just said. I asked my eight-year old daughter
18 the other day what she would like to see put in the
19 movie theater building where she takes piano lessons
20 there, too, if they completely redid building. And she
21 said everything that's already there except make it
22 look newer and be newer. And I think that kind of ends
23 everything that I wanted to say right there because I
24 think that's a good point. She said also put some
25 heaters in there because it's really cold which I think

1 gets to the root of it because these are buildings are
2 old and they need a lot of help. And piggy backing on
3 something you just said, there's a long, long history
4 of excellent performers coming to this town performing
5 in the movie theater building. And I think what we
6 need to do is build spaces where 50 years from now
7 somebody's going to come to the rezoning meeting
8 60 years from now saying, like, I saw these amazing
9 performing acts here 50 years ago doing this over the
10 decades. And they need that opportunity. There's,
11 like, no shortage of talent just in this town. And no
12 shortage of talent that's going to move on to New York
13 City and perform there. I have a whole list of, like,
14 ridiculous ideas that I was going to list off here, but
15 I'm not going to because I think you get the point.
16 Like, I know, like, 20 bands just in my immediate
17 friends. And if I just reached outside of that I could
18 find, like, a hundred more. And people are willing to
19 book. People that want to go to shows. Trapeze
20 artists like, clown shows, stuff like that, Burlesque
21 acts. Stuff that doesn't appeal to anybody in this
22 room, but it appeals to people that aren't in this
23 room. I mean [inaudible] that sounds awesome. But I
24 think what we need to do is just -- I agree with
25 everything everybody has said. I disagree with

1 everything people have said. I think, like, a lot of
2 things need to be developed higher and taller and
3 better and newer and warmer and just better facilities
4 that last for decades.

5 MR. GRYGIEL: Once again, I want to say
6 if you have a list of ideas that's crazy or wild, we
7 want to know now or two weeks. My other question was
8 is there a way -- what's the best way for people to
9 send in comments or provide feedback after this meeting
10 ahead of time?

11 MAYOR ADAMS: I think they should them
12 to Mr. Deluca. And Annette DePalma. You could just go
13 on the website and can email me, madams@nj.gov. You'll
14 find all of us. I know people know how to find us.

15 THE PUBLIC: I'm not going to say
16 anything that's new really here. I'm not going to say
17 anything that is Earth shattering. I have to echo a
18 lot of what's been already stated. The one thing I do
19 take issue with is the comment looking at the theater
20 and saying that it is viable. I think you've been
21 proved wrong on that, certainly this past summer with
22 two movies, and there's more coming. I think in terms
23 of the history, I don't want dwell on it. I've heard a
24 couple of different people who already named a ton of
25 performers who have already performed there. And it's

1 a legendary space. I think that we should look at that
2 not as an option to potentially redevelop and keep as a
3 facade, but as a cornerstone of development. And I
4 think that a part of that should be looking at and
5 exploring whether we can get a liquor license which
6 would allow for people to come in to grow, to fund the
7 space, to certainly grow the tax base, and honestly, to
8 bring people into Maplewood to see terrific acts. And
9 I think part of that, too, is I know that I read in May
10 of 2022 there was an option that was tabled for someone
11 to try to get a liquor license in there. I think if
12 there's still an option we should reexplore it. But we
13 need to not look at this as a place that should be
14 developed and located, again, as a cornerstone because
15 it's key to the town. It's the first thing I noticed
16 when I drove through the town before my wife and I
17 moved here. And I think that there are number of
18 people I talked to over the years I've lived in this
19 town who have seen famous acts live. They have seen
20 famous movies there. I don't think we can afford to
21 just pass this opportunity by to push for the
22 reinvigoration of an existing frankly landmark.

23 MR. GRYGIEL: Thank you very much.

24 THE PUBLIC: Hi, Paul. Drew
25 [inaudible]. I spent a lot of years on the Planning

1 Board and the Maplewood Village Alliance Board. And
2 parking in the village has always been a big issue.
3 And I'm just wondering what your thoughts are. Is
4 parking and traffic flow going to be a significant
5 constraint on what we can do?

6 MR. GRYGIEL: Wow.

7 THE PUBLIC: What are your thoughts
8 about that?

9 MR. GRYGIEL: Well, parking, it's been
10 contentious here for as long as I've been involved.
11 It's contentious pretty much everywhere I work. I will
12 say the consensus has shifted a lot in the last five to
13 ten years amongst planners and others interested in the
14 vitality of business districts and cities in terms of
15 getting rid of, you know, minimum requirements, for
16 example. That's something that's [inaudible]. So I'm
17 not going to look -- again, I'm going to take direction
18 from you. It's not what I want to do, but I'm getting
19 the sense that we're going to be looking at options
20 that are not your traditional say you have to provide
21 the exact same number of spaces, or you need, you know,
22 1.5 spaces per unit. I do know in the Clarus that
23 project was minimum 1.0 spaces, maximum 1.5. In the
24 end I think they built one per unit. That was it. And
25 that's just for the individual units. And that's all.

1 So I think what's more important if you have surface
2 parking lots to look to better manage how people get in
3 and out of them, whether there's a chance to
4 consolidate them, whether to improve loading off street
5 so you don't have 18 wheelers backing into a nine-foot
6 wide alleyway. Probably not the best. If you're
7 planning something from scratch you're not going to
8 design a supermarket that way certainly. With that
9 said, I can't give you more of an answer other than I'm
10 going to work with you all to try to make sure we have
11 something that makes sense to fit in the village.

12 THE PUBLIC: I'm just curious. Do you
13 know how much the theater's on the market for?

14 MR. GRYGIEL: I don't know that. I'm
15 sure it's --

16 MAYOR ADAMS: A lot of money.

17 MR. GRYGIEL: It's, frankly, not
18 important to me as far as the straight numbers. I just
19 know we're trying to work to get a vision for -- that
20 makes sense for all of you and for the owners.

21 THE PUBLIC: Anybody remember Harry
22 Hatch? He owned a lot of restaurants. And I picked
23 his brain in the late 90s because I wanted to open a
24 restaurant in Maplewood. He said don't do it in
25 Maplewood because there's no parking in Maplewood.

1 I've never put a restaurant in Maplewood. And we
2 talked about parking, and the lots, parking lots.
3 There's no more land left. You have to go up. It's
4 called a parking garage. And I know some people say,
5 oh, parking garage. No. I think you need a parking
6 garage desperately in this town. Desperately. I know
7 as an owner I've done a survey with all the businesses
8 in town a couple years ago. And one of the questions
9 was, is there adequate parking? And they all came back
10 100 percent no. And I asked them a second question,
11 what about a parking garage? You think that would
12 help? A hundred percent said yes. And then I asked
13 them, if we had a parking garage we could put 150, 200
14 cars, whatever it is, in a parking garage, how would
15 that affect your business percentage wise? And they
16 all came back. The lowest was 20 percent, a lot of
17 25 percent. One guy went to 50 percent which is a
18 little crazy. But I totally agree with them. And I
19 think my business would increase. I have people that
20 are very good customers of mine who will not come into
21 town and bring their family from Ireland and say, oh,
22 come go the Irish pub. Well, we're not coming on the
23 weekend because we're only here for two days and we're
24 never going to get there because we're not going to
25 come into town because there's no parking. And that

1 kills me.

2 MR. GRYGIEL: Thank you. I will say I
3 saw a parking study from 1949 I believe Susan Newberry
4 sent me. There's a map with all the information you
5 sent. It was actually before the post office was
6 built. There's a library still there. It showed the
7 locations of parking lots. So it's been an issue for a
8 long time where there were similar discussion. I'm not
9 saying to dismiss your comment.

10 MAYOR ADAMS: Let's just remember that
11 the downtown's the reason we like them so much is the
12 historic charm and the charm. And the charm part of
13 the reason is they were all put before everybody had,
14 like, four cars.

15 THE PUBLIC: Hi. I'm Emily, four-year
16 resident. I have a couple questions. The initial
17 meeting that I was part of that you ran, there was
18 disagreement among the building owners for even this
19 redevelopment plan. So part of the building owners on
20 the block didn't want it at all. They've been owning
21 since they had the pharmacy there. Tony [inaudible].
22 And the fact that we got to this point while there was,
23 like, indecision within the building owners, I think
24 spoke volumes. So going forward how will the final
25 decision actually be made? Because it's wonderful that

1 we're clapping and we know the theatrical history.
2 This building itself should have been saved in another
3 way before the town bought it. This having really big
4 women's history and art history. So who's making the
5 final decisions and when? And, like, what will our
6 voices actually represent? Is there going to be a
7 public vote? And if so, how is that made? And the
8 question about the facades, I thought that was
9 mentioned during that meeting that you held online that
10 that the facades may have to be kept in tact, but you
11 can cover the facades with the different things. So,
12 like, we can put facade on a facade and stay within
13 that limit. And I don't want to, like, ignore what
14 Matt said about equal opportunity housing. Our town is
15 completely inaccessible to anybody who doesn't make a
16 ton of money. And there's no reason that people who
17 don't make a ton money can't live and work and have
18 access to trains and live in a nice area. So if we're
19 going to redevelopment for any housing, the whole block
20 could incorporate additional housing for low income.
21 Those are my comments.

22 MR. GRYGIEL: Thank you. I'll try to
23 answer the questions if I can. The meeting you're
24 referring to was a Planning Board hearing on the
25 redevelopment study.

1 THE PUBLIC: You did two. Right?

2 you presented the whole study to everybody at that
3 meeting.

4 MR. GRYGIEL: Yeah. I believe so. Just
5 so it's clear with regard -- and your next question was
6 about process. I put back -- it's really glossing over
7 the details of it. After tonight's meeting in two
8 weeks there's another meeting. We haven't even figured
9 out if this is the form -- the format will be. I have
10 some ideas already how we'll do this to break it into
11 the topic areas and report back to you. Once that's
12 done, I'll meet again with the township to say where do
13 we go from here? Start coming up with potential plan
14 parameters. If and when we get through that,
15 hopefully, you know, a month out, two months, whatever
16 it is, come back again to say here's what we're
17 thinking. And let's not forget the post office
18 process. There was three community meetings where
19 after, you know, the initial input came back. Some
20 people hated it and some people hated lots of aspects,
21 I don't like the project that's there now. But in the
22 end, the Township Committee is the entity that makes
23 that final decision. It's an ordinance or a law
24 adopted in the redevelopment plan. So your elected
25 officials will have the final decision. They hired our

1 firm to draft a plan. If they like what I've come up
2 with your input, they'll adopt it. And then that's how
3 the decision is made. There's no formal vote by the --
4 you can't have a referendum, for example, on
5 redevelopment or zoning. This process will come up
6 with something that makes the most sense for what they
7 believe is the most sensible for the town.

8 MAYOR ADAMS: And let's remember
9 regardless of the plan, the plan comes up with input
10 from the community. The properties are still privately
11 owned. And negotiations will be aided by the township
12 if desired, but the properties are still privately
13 owned.

14 MR. GRYGIEL: Correct.

15 THE PUBLIC: You said something about --
16 what was the last thing you said? So if the properties
17 are owned privately, then -- and one person goes for it
18 and the other person doesn't go for it, then where do
19 we go? Because if the town is saying, let's redevelop,
20 here's the plan and Tony decides to sell the whole
21 block?

22 MAYOR ADAMS: The redevelopment plan
23 includes zoning just like we currently have zoning as
24 Paul mentioned before. We have zoning that tells what
25 private properties can be or what uses can go there.

1 But private negotiations with those properties or those
2 property owners still remains private. There may be
3 assistance from the township in getting property owners
4 together if they would like to work together on
5 whatever somebody is offering them. But it's still
6 private property. We're not taking the property. And
7 the redevelopment plan defines what can go there and
8 what can't.

9 THE PUBLIC: Yeah. I'm Vinnie
10 Borsalino. You can actually see my house from here.
11 You hit on all the points that I wanted to hit on.
12 There's six properties owners. And now you're saying
13 you already had conversations with them? And what was
14 the -- so there was or there wasn't?

15 MR. GRYGIEL: Let's make this clear.
16 She's talking about a meeting. If I understand
17 correctly, the Planning Board had a duly noticed public
18 hearing on the redevelopment study. When the whole
19 public -- anyone from the town could have come out. It
20 was on Zoom. They could have spoken up. So they were
21 all invited. By law they got notice of that meeting.
22 Some of the properties spoke up. Others didn't as I
23 recall. But there wasn't any sort of one-on-one
24 meeting or anything to try to find ideas. It was
25 literally at the designation of the redevelopment area.

1 THE PUBLIC: So at this point we really
2 don't know what property owners would be willing to
3 sell or buy into this redevelopment. And like the Bank
4 of America that's been empty now since Covid, does the
5 town have any authority over how long a property can
6 stay vacant like Caldwell Banker? They did that with
7 [inaudible]. Right? They were vacant for a long time.
8 Wasn't there some push on it being...

9 MAYOR ADAMS: There might be -- there
10 might be conversations with property owners, but
11 there's no legal authority if someone -- other than if
12 their property's maintained and up to code, there's
13 really nothing the township can do to force a property
14 owner to put a tenant in. In the case Bank of America,
15 I believe they have a couple more years on their lease.
16 And they're Bank of America. So they're paying the
17 lease. And that demotivates the property owner from
18 looking elsewhere, but doesn't mean they're not.

19 THE PUBLIC: Hello. I'm Paul. I've
20 been on the Board of SOPAC for seven years. We did a
21 beautiful performing arts center in the adjacent town.
22 It teetered on bankruptcy for ten years until the town
23 of South Orange took over the mortgage payments on that
24 building. So it's -- I'm 100 percent on board to
25 maximize the ability of artists to perform in this

1 town. But that's a theater that's got 400 parking
2 spaces, and they have problems getting people there.
3 So there are inherent challenges in this area. It may
4 well be a small theater might be feasible. A
5 suggestion to whatever the plan is talk to Doug Newman
6 who's currently the acting director who has been with
7 this thing for ten years who's seen it in its ups and
8 downs. And you don't want to build a facility in a
9 redevelopment area that's teetering on bankruptcy.
10 We'll learn by their experience. So thank you.

11 MR. GRYGIEL: Thank you.

12 MAYOR ADAMS: Thank you.

13 THE PUBLIC: Hello. As part of the
14 redevelopment study, are you evaluating depending on
15 what you're classifying the area to be used for, how
16 many parking spaces would be required? Because I know
17 there's a lot of history and it's really great hearing
18 about how that theater was used, but as I said before,
19 people got to the theater differently then as they do
20 now. So if you want to fill out -- I don't know how
21 many seats it holds -- if you want to fill up a theater
22 that hold holds a thousand people, those people have to
23 have some place to park. But what's great about we
24 have a very amazing historical town. One of the most
25 rewarding things is watching the news and they mention

1 Maplewood, Maplewood. I think SZA. And you see it has
2 an anchor standing up the block. And I saw your town.
3 But then that brings in a lot more famous, you know,
4 people coming in and more people wanting to come here.
5 But the only place they have to park is on the
6 residential parking on the street. So as part of the
7 evaluation of reclassifying different buildings, is it
8 going to be considered what the town may have to do to
9 build up the spaces to have places for people to put
10 their cars to be able to support the businesses as you
11 expand the usage?

12 MR. GRYGIEL: Great question. A lot of
13 parts to it. I will say this: Is that the plan will
14 incorporate regulation parking and probably some sort
15 of ratios. I could say this much: If you follow
16 traditional ratios of, like, one space to every three
17 seats in the theater and you have a thousand seats, you
18 can never in a million years provide that much parking
19 on site or even within a couple blocks. It's not going
20 to work to have dedicated parking just for, say, a
21 theater. So you need to be more creative.

22 MAYOR ADAMS: We also have a train.

23 MR. GRYGIEL: Pretty creative here that
24 will make it work between the various uses.

25 THE PUBLIC: I've lived here for about

1 two years. Like most people probably under 45 in
2 Maplewood I came from Brooklyn. Unique in that I grew
3 up in Manhattan on the upper west side. And I never in
4 a million years thought I would end up living in New
5 Jersey because of that, because of the natural rivalry.
6 But the thing that was so special to me about moving to
7 Maplewood was it's a town where you can walk downtown
8 without an agenda and show up and kind of not have a
9 plan walk and into a restaurant and walk into a store.
10 And so whatever happens, I'm really supportive of
11 something that maintains that discoverability that is
12 so special about this town and so unique I think.
13 Especially I have a young son at home. I want him to
14 grow up in a place where he can walk downtown without a
15 plan and pop in places, explore stores that are doing
16 interesting things, run into Freeman's, grab a slice of
17 pizza after school, whatever it is. So whatever
18 happens, I really hope that that discoverability and
19 the kind of magical, you know, ability to explore the
20 town that I still feel as, you, know a young person
21 here I hope that that stays.

22 MR. GRYGIEL: Thank you very much.

23 THE PUBLIC: So it's a flood-prone area,
24 right, along Maplewood Avenue. I'm just concerned
25 about flooding for this beautiful new whatever's going

1 to happen. You know, the last few storms have shown us
2 that some those Maplewood Avenue stores have really
3 taken a hit. And I know they're private businesses,
4 but I don't know if there's anything the town can do to
5 try to mitigate that.

6 MR. GRYGIEL: Yes. I mean, absolutely.
7 Again, if we do nothing, nothing changes. If we
8 encourage redevelopment and put in place standards for
9 it, developers and/or the township can make those
10 changes. So that's a point well taken.

11 THE PUBLIC: I think we've morphed into
12 statements. So thank you for the opportunity to speak.
13 I appreciate this opportunity even though I was given
14 notice very late close to this meeting. Regarding the
15 property at 149 Maplewood Avenue currently owned by the
16 estate of Harold Barbara. The New Jersey Redevelopment
17 Statute declares an area can be designated an area of
18 redevelopment in any one of the following ways: The
19 generality of buildings are substandard, unsafe,
20 unsanitary, delapidated, obsolescent, or possess any
21 other such characteristics such as lacking in light,
22 air, or space, or to be conducive to -- oh, dear.

23 MR. GRYGIEL: I know the section of the
24 law.

25 THE PUBLIC: I want to discuss some of

1 the issues that you brought up.

2 MR. GRYGIEL: Yes.

3 THE PUBLIC: Conducive to unwholesome
4 living or working conditions. I suggest that does not
5 apply to this property. The discontinuance of use of
6 buildings previously used for commercial,
7 manufacturing, or industrial purpose, the abundance of
8 such buildings or the same be allowed to fall into so
9 great a state of disrepair as should be untenable.
10 I suggest that this does not apply. Areas with
11 buildings or improvements which by reason of
12 dilapidation, obsolescence, overcrowding, faulty,
13 arrangement or design, lack of ventilation, light, and
14 sanitary facilities, excessive land coverage, which is
15 what we're trying to do here, deterioration of land use
16 or obsolete layout or any combination of these or other
17 factors are detrimental to the safety, health, morals,
18 or welfare of the community. I suggest this property
19 does not fall into that category. A growing lack or
20 total lack of proper utilization areas caused by the
21 condition of the total, diverse ownership, or the real
22 properties therein, or other similar conditions which
23 impede land assemblage or discourage the undertaking of
24 improvements resulting in a stagnant and unpredictable
25 -- unproductive condition of land potentially useful

1 and valuable for contributing to and serving the public
2 health, safety, and welfare which condition is presumed
3 to have a negative social or economic impact or
4 otherwise being detrimental to the safety, health, or
5 welfare of the surrounding area or the community in
6 general. The designation of the delineated area is
7 consistent with small growth planning principles
8 adopted pursuant to law or regulation.

9 While past efforts in some other towns
10 included redevelopment plans stating that the town did
11 not intend to utilize eminent domain, property owners
12 were never fully protected because those towns at any
13 time could amend the redevelopment plan to include and
14 authorize the use of eminent domain without having to
15 personally notify the effected owners or to undertake a
16 new blight study. What if a municipality tries a
17 non-condemnation redevelopment area and effective
18 redevelopment does not occur? The current statute
19 provides the town with an opportunity to employ
20 redevelopment with eminent domain powers. The law
21 further states if a municipal governing body has
22 determined an area to be a non-condemnation
23 redevelopment area, which this is at this point, and is
24 unable to adequately to acquire property that is
25 necessary for the redevelopment project, the

1 municipality may initiate and follow the process set
2 forth in this section to determine whether the property
3 or the area is a condemnation redevelopment area. Such
4 determination shall be based upon the then existing
5 conditions and not based upon the condition of the area
6 or property at the time of the prior non-condemnation
7 redevelopment area determination. The original study
8 of the area included only three sites, Bank of America,
9 Green Way Market and the [inaudible] building, but was
10 recently expanded to include most of that block. The
11 law allows municipal property to be included in the
12 redevelopment area which of course includes the
13 Burgdorff Center. I maintain that the expansion of the
14 redevelopment area to include the additional properties
15 is arbitrary and capricious and makes me curious about
16 any plans that may be on the agenda or behind the
17 agenda for consideration by the Township Committee. I
18 urge you to mind -- to bring to mind the cases of
19 Sophie Bubis who won the right to keep her oceanfront
20 home in Loch Arbour and Vera Coking of Atlantic City
21 who prevailed over Donald Trump in his proposed
22 expansion of the Atlantic City casino. Both women
23 stood up for the protection and rights of all
24 individual small property owners. If plans for
25 redevelopment are comparable to creating an omelette,

1 please do not include me or my inheritance as one of
2 the eggs. Thank you.

3 MR. GRYGIEL: Thank you. I just want to
4 be clear about two things. One is non-condemnation --
5 your point is taken, but the law -- what you stated is
6 very clear. If the Township Committee were to for
7 whatever reason try to do that route, they would have
8 to restart the entire process, go through notice and
9 everything else. So it's not just they can one say
10 change this from one to the other.

11 THE PUBLIC: But it's still possible.

12 MR. GRYGIEL: It's possible. The law
13 has allowed for it. Of course. Yes, for the process,
14 correct. I would also note all the criteria you
15 referenced were addressed during the Planning Board
16 designation. But as most earlier in the meeting, if
17 your or any other property owners says, I don't want to
18 participate, that will be your right. That is
19 certainly not being changed. We hope that we can come
20 up with something that makes sense for you or others to
21 be involved. But if not, there is nothing under the
22 redevelopment law that allows the Township Committee to
23 go and tell you to do something different, to sell your
24 property, to buy your property, to change the use.

25 THE PUBLIC: At this point.

1 MR. GRYGIEL: Under what we currently
2 have. That's correct. We'd have to do a whole new
3 process to get anything different than that. Yes.
4 Thank you.

5 THE PUBLIC: Hi. The redevelopment
6 process, is it part of the process to secure or
7 discover different grants and other financial vehicles
8 that would incentivize the owners of the property that
9 could contribute to the development of those properties
10 in the redevelopment area?

11 MR. GRYGIEL: It can be. Yes. The
12 redevelopment law allows for various financial tools
13 such as tax abatements, for example. I don't know what
14 the Township Committee stands on that, if they're
15 looking to do anything along the municipal side of
16 those options. We can certainly discuss other
17 opportunities whether grants or other funding sources
18 and encourage that. It's a bit beyond, frankly, the
19 typical parameters of a redevelopment plan to deal with
20 the financing, but happy to include that. Again, if
21 it's something that's important to the community to try
22 to look into that, we can include it.

23 MAYOR ADAMS: There's also historic --
24 because it's a historic district, there are grants
25 available for property owners to do improvements to

1 their property.

2 THE PUBLIC: Hi. My name is Ina Sepsa.
3 Couple things. Even though these are privately owned
4 buildings, and you can confirm this, please, what
5 you're creating here is an overlay of zoning like spot
6 zoning for this block which will have an impact on
7 anything that those private property owners will be
8 doing, number one. Number two, the existing zoning has
9 some positives and in my opinion some negatives. For
10 example, the existing zoning does not -- Starbucks
11 notwithstanding -- our local -- the ordinance for
12 Maplewood Avenue does not allow fast food, one. Two,
13 we have tree policies in town. And this site has quite
14 a few according to one person I know 15 old-growth
15 trees on the property. And those need to be respected.
16 On the other side of the coin is the existing code
17 allows for 50-foot buildings. Ten years ago when the
18 -- we had the what I call the post office debacle, that
19 building was supposed to have another story on it. It
20 was supposed to be much taller. Due to efforts in the
21 community, a story was taken off that building. The
22 back of the building I believe comes close to 50-feet.
23 The front does not. So anything -- in my opinion,
24 50 feet is too high for a small-scale tiny unusual
25 village like ours. And I've said this for years. So I

1 hope that this new overlay will not allow that and not
2 allow it to be exceeded. Also, I work with -- many
3 years with the historic preservation. And I work with
4 historic preservation where it overlaps sustainability.
5 I've heard nothing today about sustainability. But I
6 will say and what we discuss within my field of
7 practice is the fact that buildings such as the
8 historic theater which by the way I lived in town for
9 40 years. I remember when it was one theater. And it
10 was fabulous. The historic theater as well as the bank
11 building, even if they need improvements to bring them
12 up to current code, new uses, or whatever, within my
13 field of practice what we discuss is the fact that the
14 most sustainability -- the most sustainable building
15 that you can have is the one you already have. So I
16 hope that will be respected in terms of these historic
17 buildings. And the fact that we refer to it as the
18 Bank of America building, if you look up at that
19 building it says Maplewood Bank on it. That was
20 originally the Maplewood Bank, a single bank in this
21 town. And that bank was existing and a single bank
22 when I moved here 40 years ago. So I hope that that
23 building will be respected as well as our historic
24 theater that goes all the way back to the vaudeville
25 era. Thank you.

1 MR. GRYGIEL: Thank you.

2 MAYOR ADAMS: Thank you. Before you
3 address that, Paul, I just want to say that to -- and
4 this point with regard to the Clarus building which,
5 you know, arguably has been pretty successful, but it's
6 also the community input which is what this meeting is
7 about. So sustainability hasn't been brought up by the
8 community, but it doesn't mean it won't be discussed.
9 But that extra floor came off that building with
10 community input. So that's part of what this is about.
11 So, Paul, you want to address...

12 MR. GRYGIEL: I just want to address the
13 first question or comment regarding overlay zoning or
14 zoning regulation, development regulations. Yes, the
15 intention of this plan is to come up with hopefully new
16 regulations that either overlay on top of existing or
17 are different. But under New Jersey law, again, we're
18 not taking away property owners' rights to maintain
19 existing uses. You can't -- the law just doesn't allow
20 for that to happen. So someone that owns a property
21 doesn't want to change does not have -- just allow
22 10,000 different uses there. If someone wants to keep
23 what they have, that's their right. Again, we're
24 hoping to come with a overlay zone something that makes
25 sense for most or all the property owners.

1 THE PUBLIC: I just want to make three
2 quick points. One, you know, I understand that there's
3 concern about parking, but vibrant downtowns are not --
4 do not have an abundance of parking. What makes a
5 vibrant downtown is being able to walk and bike and
6 cars moving slowly. So I think, you know, parking
7 should not be a major priority. Two, I think there's
8 anywhere in Maplewood that we should be increasing
9 housing it's near the train station. And so this is an
10 area that's prime for that. And then three, you know,
11 I think historic preservation is really important. And
12 this is clearly a landmark, but we also need to be
13 thinking about how we can move forward, think about the
14 future. And so the future will look a little bit like
15 the past, but it may also look quite different. So I
16 just wanted to add that as well. Thank you.

17 MR. GRYGIEL: Thank you.

18 THE PUBLIC: Just a technical question.
19 The original meeting was online. Why aren't these
20 following meetings going to be online? There are so
21 many people who can't come out.

22 MAYOR ADAMS: Well, it is being
23 transcribed. And this building doesn't have the
24 ability to do hybrid meeting like we do in township --
25 our Township Committee meetings. But, you know, we'll

1 get there eventually. And then the next meeting is at
2 the Burgdorff Center. And then if we need a third,
3 that would likely be in Town Hall which will be
4 virtual.

5 THE PUBLIC: I just had quick logistical
6 question. Since this meeting was pretty full, why are
7 you moving to a smaller venue?

8 MAYOR ADAMS: It may change. We'll
9 obviously notice if it does, but part of that was to
10 utilize these buildings that are close to the
11 designated area and to be a little more informal than
12 one in the Town Hall which tends to be a little more
13 formal and people aren't willing to speak. And this is
14 not available on the 14th.

15 [The Public is speaking without the
16 microphone and I'm unable to hear.]

17 MAYOR ADAMS: The whole point of this
18 being the first time we're talking publicly about it is
19 to get the input. So if we need to have ten meetings
20 for community input we will. But if everything starts
21 becoming redundant or we just direct the planner to
22 develop a plan which will then be presented and then
23 there will be public comment on that and public input
24 on that and decisions made.

25 MR. GRYGIEL: Yes. What I'd like to say

1 at this point I think is -- first, thank you. Thank
2 you very much. We've heard a lot so far. We're not
3 cutting off comments or input at all this point other
4 than for this evening just because I think we've heard
5 a lot. Two weeks from now we'll be reconvening. We
6 have not determined the format. The location's set.

7 MAYOR ADAMS: We'll be talking,
8 obviously. And our administrator, Patrick Wherry, is
9 right there, Annette DePalma, community development
10 director. Both -- we'll all be talking internally, and
11 then we'll see what the next format is for the next
12 meeting.

13 MR. GRYGIEL: I anticipate recapping
14 everything we've heard tonight to try to break it into
15 the topical areas and listing out what was said so we
16 have a record of that and making sure that the folks
17 who come next time can either say that, oh, that was
18 great, I'm going to listen to it or you couldn't care
19 from this perspective. We're not looking to just go
20 through an open-ended session. Again, we want to try
21 to focus the discussion a bit more to move it forward.
22 And at that point have an idea of what time it would
23 be, whether it's a month, two months, three months out
24 that we have something more to react to in terms of
25 potential plan or plan parameters.

1 MAYOR ADAMS: Right. So in about two
2 weeks the transcript will be on our website just prior
3 to our next meeting. And this is a process. This is
4 what we're doing. And I can't tell you how much I
5 appreciate all of you for taking the time out your
6 evening to come and give us your thoughts. And just
7 keep in touch. You have emails. You can email any of
8 us on the governing body. And we will share with the
9 rest of the governing body or to the administration.
10 And stay tuned. This is the beginning. And thank you
11 so much for coming out and giving us your thoughts
12 tonight. Thank you.

13

14 [This concludes the matter at 8:40 p.m.]

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CERTIFICATE

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CARMEN WOLFE, a Certified Court Reporter and
Registered Professional Reporter and Notary Public of
the State of New Jersey hereby certify the foregoing to
be a true and accurate transcript of the proceedings as
taken stenographically by me on the date and place
hereinbefore set forth.

CARMEN WOLFE, CCR, RPR

Dated: March 19, 2024
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November 10, 2026