

TOWNSHIP OF MAPLEWOOD

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 IN THE MATTER OF: :
 : TRANSCRIPT
 TOWNSHIP OF MAPLEWOOD MOVIE :
 THEATER REDEVELOPMENT PLAN : OF
 :
 THIRD PUBLIC COMMENT SESSION : PROCEEDING
 :
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Tuesday, September 24, 2024
 60 Woodland Road
 Maplewood, New Jersey
 Commencing at 7:01 p.m.

TOWNSHIP COMMITTEE MEMBERS PRESENT:

- MAYOR NANCY ADAMS
- DEAN DAFIS
- DEB ENGEL
- VIC DELUCA

ALSO PRESENT:

- PAUL GRYGIEL, AICP, PP,
- PHILLIPS, PREISS, GRYGIEL, LEHENY, HUGHES, LLC
- PATRICK WHERRY, BUSINESS ADMINISTRATOR

TRANSCRIBED BY AND BEFORE:
 THE ACQUARO GROUP
 MONTCLAIR, NEW JERSEY

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T A B L E O F C O N T E N T S

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1 MAYOR ADAMS: Good evening; hi, everybody.
2 Thanks so much for coming out. I'm Nancy Adams. I'm
3 currently serving as the mayor of our wonderful
4 Township of Maplewood.

5 Thank you.

6 I want to introduce my colleagues on the
7 township committee. Committee Member Dean Dafis, is
8 standing there with the nice glasses on, looking very
9 dapper. I think Committeewoman Deb Engel -- Yep.

10 If you want to stand up so people can see
11 you.

12 And committee member Vic DeLuca is here,
13 too. And our administer, Patrick Wherry, is over
14 there. He is who you send any e-mails to that are not
15 complimentary -- no.

16 So we are here tonight for our third public
17 meeting on the movie theater redevelopment area. This
18 is just a plan. There is no redevelopment agreement.
19 That comes later. What the plan does is really just
20 set up overlay zoning for these parcel in Maplewood
21 Village. It doesn't necessarily determine what's
22 going to be there. It just says what is permitted to
23 be there via the zoning. And that's why --

24 And the draft was released a week or so ago.
25 So, hopefully, a lot of you had time to peruse it and

1 get an idea of what you want to say here tonight
2 because that draft is the result of input from the
3 Maplewood Village Alliance, from the historic
4 preservation commission and from all of you at our
5 prior two meetings. So we've tried to make sure that
6 this is a very open process where you can tell us what
7 you want us to know as we develop the plan.

8 So with that, I'm going to turn it over to
9 Paul Grygiel, the township planner. And he is going
10 to just go over an overview of what we've done thus
11 far. And then we'll open it up to questions and I'll
12 do the Phil Donahue thing again.

13 He died, I heard.

14 MR. GRYGIEL: Since the last time we were
15 here.

16 MAYOR ADAMS: That was really sad. I know.
17 Anyway, take it away, Paul.

18 MR. GRYGIEL: Thank you very much. Thank
19 you for coming out this evening.

20 My name is Paul Grygiel. I'm a principal
21 with Philips Preiss Grygiel Hughes, planning consults,
22 consultant to the to Township of Maplewood going on
23 now for 10, 15 -- a number of years now. We've been
24 involved periodically with a various development
25 projects.

1 That's just a brief overview of what we are
2 going to speak about tonight. For the most part, I'm
3 going to listen. I'm going to give an overview of
4 where we've gone through in the process to date and
5 how redevelopment works in general. But the bulk of
6 the time is going to be devoted for, as the mayor
7 said, Phil Donahue style or we could use a more
8 current reference --

9 MAYOR ADAMS: I don't know. I don't want
10 to.

11 MR. GRYGIEL: Some sort of talk show. But
12 to have people come up to offer their ideas, to make
13 comments, to ask questions, to give feedback, to
14 listen to you. Because, again, this is an ongoing
15 process that has a ways to go and I'll get to the
16 future steps shortly.

17 Now, some of you, I recognize a number of
18 faces from prior meetings and prior redevelopment
19 projects so this is probably old news to you. But I'm
20 sure some of you are new here and this is your first
21 time this evening dealing with redevelopment.

22 Under New Jersey law, there's very specific
23 statutory criteria. It's the New Jersey Local
24 Redevelopment Housing Law. The citation is here for
25 those who are interested. It sets forth a process

1 with a number of steps for redevelopment. Big
2 picture, the reason why Maplewood and many
3 municipalities use this process is it has a number of
4 benefits compared to traditional zoning or development
5 regulation. Maplewood, like most communities, has a
6 zoning ordinance so it sets forth different
7 districts -- residential, single-family, multifamily,
8 commercial -- in different areas of the township. And
9 it provides standards for uses, height, setbacks,
10 parking, various things.

11 A redevelopment plan does all of that, but
12 also allows additional opportunities for a government
13 to chose a developer in some cases, to negotiate with
14 the developer, to set the timing of development, and
15 to have more specific regulations. So if you are
16 looking at the plan, things that we have in there
17 regarding building materials, regarding the layout of
18 properties, various things are more detailed than we
19 would typically have in a zoning ordinance. It lets
20 you get into more specifics in terms of what you want
21 the area to look like and buildings to look like.

22 And, again, I think maybe most important is
23 there is more control in the process in terms of
24 timing and dealing with things that, you know, if we
25 just let the market tickets run its course in typical

1 zoning, there's a little bit more opportunity for
2 government to take in action and try to move things
3 along in some cases.

4 In this particular process, where we are --
5 I'm just going to take the mic off the stand.

6 MAYOR ADAMS: It's a little stifling.

7 MR. GRYGIEL: It's a little professorial. I
8 don't want to look like that.

9 This process started, had started a few
10 months back. In fact, late last year the township
11 committee authorized the planning board to conduct an
12 investigation to determine whether this area that
13 includes the movie theater and various other
14 properties qualifies as an area in need of
15 redevelopment. That study was completed and adopted
16 by planning board previously. Currently, now we move
17 on to the next step in the process, which is to
18 prepare a redevelopment plan document.

19 This will have, as I mentioned, regulations
20 with land use with parking design, various historic
21 preservation, sustainability, you know, you name it.
22 All the regulation are within the plan document. If
23 and when it gets adopted, it turns to the next step in
24 that, which is designating redevelopers, one or more
25 redevelopers, as well as review of a site plan and

1 other reviews.

2 It's important to note, as the mayor said,
3 this would not be a process that gets rid of other
4 regulations. It's a superseding development
5 regulations document, but all of the other procedures
6 remain in place with regard to review of development.
7 So rest assured if there's a plan adopted, it's not
8 just that someone or a property owner can come in and
9 say we are going to start building.

10 First, we have to go through the plan
11 adoption process, which involves the township
12 committee as an ordinance introduced that has a
13 referral to the planning board, and then the second
14 reading and public hearing before it can even be put
15 in place to allow a developer to come to the planning
16 board and to other commissions, boards, et cetera, for
17 review.

18 Okay. The area we are dealing with here,
19 2.14 acres right in the heart of Maplewood Village.
20 Again, you are probably very familiar with it. But
21 just to lay out what we are dealing with here,
22 Maplewood Avenue is towards the bottom of the screen.
23 On the corner, what is 173, that is the lot that
24 includes the old Bank of America, next to that is
25 Greenway Market. The movie theater property has Lot

1 No. 175 on it. Adjacent to that you have a small
2 retail strip. And then working around the back, you
3 have township-owned properties including the Burgdorff
4 Center, and the parking lot.

5 I do note that although the entire area of
6 Block 12.02 was studied or in the study area
7 originally, currently the redevelopment area does not
8 include Lot 100, so that's the real estate office at
9 the corner of Maplewood Avenue and Durand Road or
10 Lot 169, the architect office, the converted dwelling
11 behind the parking lot.

12 And just an aerial view to get you oriented
13 with the area we are dealing with. The movie theater
14 is the darker area mostly in the center of the
15 property.

16 In terms of specifics, this process, we were
17 here once back on Leap Day. February 29th was the
18 first community meeting in the process. It was well
19 attended here at the Woodland. There was a second
20 meeting two weeks later at the municipal building. At
21 those meetings we provided some of the overview
22 information as I just did, as well as obtain some
23 initial public input and feedback, we answer
24 questions. Again, the mayor and the township
25 committee listened to that.

1 Going back to the second meeting, I then met
2 with various entities including the Maplewood Village
3 Alliance, as well as the CEED Committee, that's the
4 Committee on Entrepreneurship and Economic
5 Development, the township entity dealing with
6 development issues, as well as received some feedback
7 from the historic preservation commission. And I've
8 gotten other suggestions and comments along the way.

9 At this point, I'll go into an overview of
10 the plan document. It's rather sizable. There's a
11 lot of information there. So what I'm planning to do,
12 it looks like this was up on the screen before, dated
13 August of 2024. What I'm going to do is hit some of
14 the main points of it upfront. And I'm sure at some
15 point if there's any questions I can answer and go
16 into more specifics on some of these items. But I
17 just want to make sure we provide an overview to set
18 the stage for the community input session after my
19 presentation.

20 If we looking at the document, in section
21 II, on page 7, it sets forth the purpose of the
22 redevelopment plan. And as the mayor mentioned, it's
23 to provide the framework for potential redevelopment
24 of the properties in Block 12.02, which would promote
25 vibrant, inviting, and transit-oriented development

1 that complements the existing pedestrian-oriented
2 character of Maplewood Village.

3 So it's really just an overarching statement
4 of what the plan is intended to do. And we go into
5 more detail with the vision statement, which would be
6 a mix of preserved notable features and complementary
7 new development in the redevelopment area supported by
8 investments that will enhance community character.

9 Okay. So how do we get to that? The idea
10 is that we broke out to a series of objectives, which
11 I will go through four different slides outlining
12 these. Again, these are essentially verbatim from the
13 plan. I chopped down some of the language a bit and
14 typed up the verbiage, but the main points are all
15 here. So we broke them out into four different topic
16 areas. And these are on page 7 in section II.B of the
17 redevelopment document.

18 The first is character. This is where we
19 essentially grouped together some objectives that fall
20 under that category. So overall is to respect the
21 existing character of the village and its land use
22 context, while optimizing its values of the township.

23 And, again, I don't want to keep reading
24 anything verbatim. It's probably as boring for you as
25 it is for me. The main points here are to preserve

1 and enhance the character of Maplewood Village. We
2 heard what a special place it is. I've done work
3 there on other projects in the village. I am very
4 familiar with it. Many of you have much more
5 familiarity and a long history with the village. Some
6 of you may be new to the area. But the reason that
7 you chose to move to Maplewood or open a business here
8 or come to Maplewood has to do with this.

9 It's a very unique place. It was pointed
10 out to us that there's no traffic light there, there's
11 no county roads, no main roads. It's a very
12 tightly-knit area that has a very special character.
13 So we are going to try to do our best in this plan to
14 try to enhance this. But it's also, in terms of
15 character, you have the Maplewood Village Historic
16 District that was somewhat recently designated. So
17 that provides both some additional layers of scrutiny,
18 but also just recognizes the fact that given the
19 number of older buildings, historic buildings, other
20 landmarks that exist within Maplewood Village.

21 The next grouping for the objectives is the
22 category of uses. And here we are trying to promote a
23 mix of uses that supports and enhances Maplewood
24 Village, and the township as a whole. Again, I keep
25 going back to what the mayor said earlier. We are

1 providing for opportunity to development. We are not
2 dictating what a property owner can or cannot do if
3 they have a specific idea, but it's allowing for
4 downtown anchors to thrive.

5 We want to have a grocery store. We do
6 mention including a theater space, as well, providing
7 for new housing options, including the mandatory
8 affordable housing component, as well as continuing to
9 allow a wide range of retail services and other
10 commercial uses. Plus, as you heard at one of the
11 earlier community meetings -- actually, both of them,
12 providing for more entertainment, recreation,
13 gathering-place type of uses to try to enhance the
14 area.

15 The next category is design. And this has a
16 lot of information in there. Again, trying to do what
17 is hard to do in the redevelopment process, when you
18 are building something new or restoring older
19 buildings and adding on to them, people always are
20 fearful of change, and rightfully so in some cases.
21 You have a tough task to try to either match building
22 materials or make them similar, you know, make the
23 building design close to what is there already, to try
24 to make it look like something that fits in even
25 though it's brand new. So what we've tried to do is

1 provide the regulations that will make whatever is
2 done in this area, either maintaining existing
3 buildings, adding on to them, replacing them, that
4 will fit in and provide a setting that is worthy of
5 Maplewood Village.

6 This also talks about design requiring the
7 preservation and incorporation of certain elements,
8 whether it's the theater marquee or the Maplewood Bank
9 and Trust Building, the Bank of America Building,
10 maintain the facade and the interior, as well.

11 And, lastly, circulation. There's a number
12 of items under this. Parking was a hot topic before.
13 I know some folks would say get rid of all the parking
14 requirements, others want to make sure we maintain and
15 expand what we have. What we are trying to do is at
16 least maintain the existing amount of public and other
17 parking that is in the immediate vicinity, either in
18 the redevelopment area or adjacent to it, as well as
19 within a reasonable walking distance, but also trying
20 to maintain the pedestrian-oriented character, provide
21 facilities for bicyclists, making it safer to walk, to
22 bike, to drive in the vicinity.

23 Okay. Turning now to permitted uses.
24 Following along, it's page 12 of the plan, section
25 IV.C.

1 We've broken it out to two different sets of
2 uses. The first one is one or more of these must be
3 provided along street level on Maplewood Avenue. And
4 then you can have them elsewhere. So these are
5 theaters, performing arts centers, art galleries, a
6 grocery store, other retail businesses, retail
7 services, but not including hair and nail salons --
8 very important to get that in there -- restaurants,
9 but not fast food restaurants -- I had to pause for
10 dramatic effect, I've only been doing this for 25
11 years -- microbreweries, craft distilleries, and
12 wineries.

13 So these are all uses that a property owner
14 or developer can put in. Must have one or more of
15 these along Maplewood Avenue, if there's any new
16 development, or for reusing existing buildings, which
17 is actually a more-likely scenario, and put them
18 elsewhere in the area, as well. Additional uses that
19 would not be permitted along Maplewood Ave, but can be
20 put in elsewhere include multifamily residential,
21 office, co-working, or hotel.

22 On top of that, if there's any residential
23 development, there's an affordable housing set aside
24 required.

25 Again, just to differentiate, the first set

1 of uses, mandatory along Maplewood Ave, the street
2 frontage, and elsewhere permitted area, the remainder,
3 would have the upper floors or the backside, the
4 inside of the building on the other streets other than
5 Maplewood Village.

6 Next, section IV.D, page 14, height and
7 setbacks. What we tried to do is differentiate within
8 the redevelopment area where heights would be
9 appropriate. So in case the setback line on
10 Maplewood Avenue is like it is now, right by the
11 street. Essentially, where you have the theater
12 building or Greenway Market, but that's the maximum
13 height there.

14 Additional height will be permitted in the
15 interior of any lot, but it has to be stepped back.
16 So we are proposing 55 feet in terms of height, but it
17 has to be stepped back from the facade or the interior
18 buildings. You can't just have 50-, 55-foot tall
19 building right at the lot line or right at the street
20 line. There's also additional minimum setbacks of
21 zero feet on Maplewood Avenue and would place a 5-foot
22 setback for building and Durand Road and
23 Woodland Road, recognizing the different character, a
24 minimum setback from the street of 20 feet.

25 Moving along in the plan to page 15,

1 building and site design. Again, there's a lot of
2 information here. I am not going to try to hit
3 everything here. But the architectural style and
4 design requirements that match the Maplewood Village
5 Alliance requirements. So we talked about building
6 materials, ground floor uses, the amount of
7 fenestration or windows on the buildings, lighting,
8 rooftops. Sustainable design is required certainly.
9 And it's important to note that the projects will be
10 reviewed by the Maplewood Village Alliance.

11 Historic preservation on page 16. Again, as
12 I mentioned this is the Maplewood Village Historic
13 District.

14 I will go right here and not be so static
15 standing over there.

16 The historic district. So the HPC has
17 review powers for the preservation commission. There
18 are local restrictions on that that we talked about on
19 prior meetings. Some specific requirements were added
20 into the plan based on feedback after the first two
21 community meetings. This is having the requirement to
22 evaluate adaptive reuse of existing buildings and
23 having a developer justify if there's a reason why the
24 building cannot be reused.

25 As I mentioned before, the original bank

1 building, the facade is to be reserved and restored,
2 as well as the bank vault. The two-story building,
3 the Maplewood Avenue theater fronting on Maplewood
4 Avenue must be maintained and the theater marquee must
5 be reconstructed. In addition, it is a requirement
6 for redevelopers to have experience in historic
7 preservation with adaptive reuse, or if they
8 themselves do not have these, to impart it to a
9 consulting team or someone who is on board with them
10 to provide that expertise with regard to preservation
11 and reuse.

12 Okay. Section IV.F, circulation, parking
13 and loading. This is page 20 of the plan. We provide
14 for requirements for parking, loading, street access
15 to buildings and parking areas.

16 Parking standards. Typically you would have
17 one-and-a-half, two units -- excuse me -- two spaces
18 per unit for a new residential. We are suggesting or
19 providing a requirement, that is, of a minimum of 0.75
20 spaces per unit, up 1.25 spaces maximum. So that is,
21 again, different than a typical development in
22 New Jersey where you have to have a minimum, for
23 example, a one-bedroom apartment, 1.8 parking spaces.
24 It recognizes the fact that you have public
25 transportation nearby. You have transit. It's a

1 walkable area. We also require bicycle parking and
2 other features related to bikes and pedestrian safety.

3 Lastly, there's a section on page 24 dealing
4 with impact assessment. So it's a requirement for any
5 developer to provide a traffic study for larger
6 developments. So if you have more than 20 dwelling
7 units and analyzing traffic patterns, including
8 parking and loading, as well as impacts for all access
9 points to the village. So for people walking,
10 crosswalks, if you are driving to the area,
11 essentially, to make sure that there's nothing
12 negative and, hopefully, the developer is going to
13 enhance productivity into and within Maplewood
14 Village.

15 With that, I've gone through the high-level
16 overview of the proposed redevelopment plan. We are
17 going to momentarily get in a more specific
18 discussion, but I do have a couple slides, again, just
19 to further show the area down here.

20 And I just want to close by saying, it's
21 been an honor and a privilege and a pleasure to work
22 with you so far to get to this point. But, you know,
23 we certainly have a lot more work to do. The next
24 step is what we are going to get into with the public
25 comments, questions, critiques, potentially things you

1 like, things you don't like about what we are
2 proposing so far.

3 And with that, you've heard we have township
4 committee members here. We'll get to them. But the
5 mayor's point being that we have representatives here.
6 We have a court reporter here taking down notes. I
7 will be taking notes as people talk. And we are going
8 to listen to what people have to say. And to the
9 extent we can do it, we are going to try to address
10 all the comments. There's going to be some realities
11 to deal with in this area. The size of it and the
12 fact that it's privately-owned property and it's a
13 non-condemnation area, that changes the ability to do
14 things.

15 So I think at this point I will stop
16 talking. I will be happy to answer questions or go
17 into any more detail if you want.

18 Mayor.

19 MAYOR ADAMS: No, I think that's good. Now
20 we can go back if anyone asks specifically about any
21 questions.

22 But I do want to just elaborate a little bit
23 on what Paul just mentioned, which is that it is a
24 non-condemnation redevelopment area. That means, I
25 mean, years ago we did a redevelopment area and it

1 gave powers for condemnation for private use as
2 opposed to eminent domain, which is condemnation for
3 public use, like a highway.

4 So we are doing this as an redevelopment
5 area that is non-condemnation, in other words, the
6 township doesn't have the powers to take property or
7 to buy property or to determine who the property owner
8 is. The property owner is private property. There is
9 currently an owner, it's an LLC that owns the Bank of
10 America Building. And there's -- that same owner also
11 has a contract to purchase the movie theater building.
12 It hasn't closed yet. So as we all know, anyone who's
13 bought a house, anything can happen. So it's still
14 not closed. But, again, it's private.

15 So that's why, as I said at the beginning, I
16 said this is an overlay zone. This determines the
17 zoning. This determines the number of parking spaces
18 required. All those kinds of things. And what
19 permitted uses are in there. But it doesn't
20 necessarily allow us to dictate because it's private
21 property, what use is in there.

22 So I know there's a large desire, as with
23 most people, to have a movie theater as an intended
24 use. It's specifically called out as a permitted use
25 in this zone, but we don't know what will happen yet.

1 So I wanted to clarify that part a little
2 bit and then I will go around and take questions so
3 you can talk in the mic so our transcript can be done
4 from here.

5 Yes, I saw them first. Sorry.

6 AUDIENCE MEMBER: You used the term
7 "transit-oriented" in terms of the goals. That's a
8 planning phrase. Can you elaborate what that means?

9 MR. GRYGIEL: Yes, transit-oriented
10 development, or TOD is shorthand essentially for what
11 you have here with a major transportation station so
12 that you have development that takes advantage of the
13 fact that you can walk to a station, you can get to a
14 station generally within a quarter mile radius. So
15 you can draw a circle around that station and the idea
16 would be to have uses that can benefit from that
17 location in terms of, generally, it's residential, but
18 it can be offices or retail, and have active uses
19 along the ground floor so it's a pedestrian-friendly
20 area.

21 You don't to have a train station like,
22 let's say, Metro Park, where you have a giant parking
23 garage, it's off a major highway and it's not in a
24 neighborhood. And I want to mention Transit has
25 recently essentially selected a redeveloper to try to

1 make it a residential feel there, at least trying to
2 put in some residential. But here you have a
3 naturally-occurring transit development.

4 MS. MAULSBY: I have more a prepared
5 statement than a question.

6 Good evening. My name is Corinne Maulsby,
7 and I am speaking tonight on behalf of the Maplewood
8 Historic Preservation Commission, where I currently
9 serve as a commissioner. The MHP was established in
10 2001 by municipal ordinance and represents the state
11 historic preservation office on global historic issues
12 as a certified local government.

13 Unfortunately, as the slide said earlier
14 that we had review powers under this redevelopment
15 plan, we don't currently have that in our current
16 ordinances nor under the draft plan. But we would
17 love to have those. That would be excellent. But
18 just to clarify, we do not have review approval at
19 this time.

20 In 2022, the HPC worked with the township
21 committee to add Maplewood Village as a historic
22 district on the national and state historic registers.
23 The designation underscores the historical nature of
24 the village and provides the opportunity for private
25 property owners within the district to access state

1 and federal historic tax credits.

2 The designation, unfortunately, does not
3 protect against demolition or significant alterations
4 to a private property owner's building, historic
5 building. Only local designations of properties would
6 do that. Without the protection of a location
7 designation, zoning is the best protection the
8 township can afford the historic village, which is why
9 this redevelopment plan is critical to its
10 preservation.

11 The village is at the heart of Maplewood and
12 a key part of what makes it special as a community.
13 It doesn't get more local than the village, and
14 historic preservation has been shown time and time
15 again to support local businesses, increase property
16 values, and create a built environment to which
17 visitors are naturally drawn.

18 Historic preservation does not mean no
19 development, and that is not what we are advocating
20 for here. Instead, it encourages good development by
21 requiring the use of higher quality building
22 materials, ensuring buildings are contextual both in
23 design and scale. And protecting historic sites from
24 demolition. The goal of preservation is to be able to
25 tell the unique story of a community through the built

1 environment so people can see and feel how the
2 community has evolved over time.

3 As the village holds great cultural, social,
4 economic, and architectural value, the MHPC wants to
5 ensure its preservation. Since the redevelopment plan
6 will provide zoning and likely impact the built
7 environment, MHPC has been closely following the
8 drafting. We submitted recommendations after the
9 first round of public meetings and were pleased to see
10 that several were incorporated into the draft plan.
11 We will be submitting final comments in writing to the
12 town committee before the plan is finalized, but would
13 like to take this opportunity to highlight three of
14 our top priorities with those here tonight.

15 First, we would like to see the historic
16 Maplewood theater preserved and adaptively reused.
17 However, if due to structural reasons, demolition of
18 the Maplewood theater is approved by the township, at
19 minimum we request the terra cotta front facade be
20 retained, including the recessed entry and existing
21 ticketed window. If the township determines that the
22 front facade itself is structurally deficient, the
23 redeveloper would be required to address those issues
24 through restoration and can utilize his tax credits.

25 Second, we would like to see 100 percent of

1 primary building materials required on all facades and
2 public right-of-ways be brick, stone, terra cotta or
3 stucco versus the 75 percent the plan currently calls
4 for. This would better integrate new construction
5 buildings with the village.

6 Third, we request massing diagrams and
7 examples of acceptable massing be included in the plan
8 to help both the community and the redeveloper
9 conceptualize what the new zoning might mean in terms
10 of scale as compared to the existing scale.

11 We hope the township will make these changes
12 along with those we will be submitting later in
13 writing. We will be taking note of public comments
14 this evening and would love to incorporate those as
15 well.

16 Thank you.

17 MAYOR ADAMS: Thank you. So I know we've
18 already -- I know we've already addressed some of that
19 in the plan, so do you want to just respond to some of
20 the points you were making note of?

21 MR. GRYGIEL: That's correct.

22 Just briefly, thank you again for your
23 comments. We did review and incorporate your HPC
24 initial comments and look forward to additional ones.
25 Among the things that we've integrated was maintaining

1 the theater facade at the very least. So while the
2 two-story building along Maplewood Avenue is already
3 in there as a requirement in the plan as it's
4 currently written, if it's not reading that way, we
5 will make sure it reads that way.

6 MS. MAULSBY: Does it say if there are
7 structural issues that will allow the restoration?

8 MAYOR ADAMS: If there are structural issues
9 and then it might be rebuilt or redone. I have to
10 look.

11 MS. MAULSBY: If there's any structural
12 deficiencies, that it is to be restored.

13 MR. GRYGIEL: Sure. So we can strengthen
14 that language. There is the demolition law currently
15 within Maplewood, as well, that any demolition of a
16 historic building has to be approved. It's in the
17 ordinance currently and that can be tied it.

18 MS. MAULSBY: It's residential only.

19 MAYOR ADAMS: We do have stuff within the
20 special improvement district.

21 Paul, you are going to be talking with them
22 and reviewing all their documents again. So I don't
23 want to go to much back and forth because we've got
24 plenty of that and there are a lot of hands up.

25 MR. GRYGIEL: Just like the building

1 materials, we will take that into account. We do
2 require all sides to have quality materials. It's
3 just a matter of what percentages and what the
4 materials are.

5 MAYOR ADAMS: Okay. I saw hands over here.
6 Look, they are pointing at people. She is
7 pointing.

8 MS. MATUSIK: Hello. I am Angela Matusik.
9 Thank you. One of founders of the Maplewood Film
10 Society. So first and foremost, thank you for holding
11 this meeting and sharing the draft Maplewood Movie
12 Theater Redevelopment Plan with us. But before we get
13 into that plan itself, I would like to take a moment
14 to address our fellow community members in the room.

15 Can we have a quick show of hands, who is
16 here because you heard about it from the Maplewood
17 Film Society?

18 Thank you very much. We are so glad you are
19 here.

20 Since the last time we met in the spring,
21 which you mentioned, many residents, both long term
22 and new, felt despondent about the fate of our
23 historical theater building in the heart of our
24 village. It's too late to do in anything. It's a
25 lost cause. What can we do without money? Well, we

1 are here to say it's not too late and we can do
2 something.

3 Over the past four months, we have gathered
4 a community of over 700 residents who all agree that
5 having a place to watch films together is a needed and
6 necessary ingredient to our vibrant, diverse, and
7 culturally-minded town. We have surveyed our members
8 and found that overwhelmingly they believe that
9 Maplewood would benefit from having a theater venue.

10 Since the publication of this draft
11 redevelopment plan just two weeks ago, we have spoken
12 with other town planners, architects, neighboring
13 communities and more. And we strongly believe we can
14 do better than this. As a result, we would like to
15 ask for an immediate pause on this redevelopment plan
16 as it is written today and I am now going to pass the
17 microphone to the other cofounder of the Maplewood
18 Film Society, Lisa Cohen, who will get into just a
19 little bit of detail of what we are hoping for.

20 MS. COHEN: Thank you. Thank you. Thank
21 you.

22 Thank you, Mayor, Paul. Thank you town
23 leaders for inviting us to this forum to discuss the
24 future of the Maplewood theater.

25 The redevelopment plan's purpose should be

1 to help maintain Maplewood as a place where residents
2 enjoy living. And to achieve that it must accurately
3 reflect the wants and needs of our community. By
4 doing so, we have a long-term opportunity for
5 increased property value, sales revenue and even more
6 jobs.

7 So as the plan currently states, it really
8 does leave the future of our beloved theater entirely
9 in the hands of the developer, including options like
10 condos, stores, and restaurants as they hold equal
11 value for our community. But the theater is more than
12 just another business opportunity; it's a cultural and
13 historical cornerstone of Maplewood.

14 If this plan is adopted, the developer can
15 choose what they want to put it. Basically, there is
16 no regulation to say it should be a theater. So they
17 will likely prioritize the action that maximizes their
18 short-term profits, which could mean foregoing the
19 theater entirely. While some may argue that this is
20 fair, you know, this is fair from the financial
21 perspective, but it fails to account for the long-term
22 value a theater brings to the heart and soul of our
23 community.

24 So we have three immediate asks. Number
25 one, pause the redevelopment plan. We have several

1 amendments that we would like to propose to the
2 redevelopment plan, from the very beginning where its
3 intent and purposes are listed to the very end where
4 it spells out how future amendments are made. We
5 would like to know how best we can submit our requests
6 and our changes.

7 Number two, we would like you to conduct a
8 market study, a comprehensive market analysis of what
9 the community needs are, to be conducted by a
10 qualified market research firm. This would include a
11 historic evaluation of the property's history,
12 including its previous functions and analysis of its
13 cultural value.

14 Number three, we would like to create an
15 advisory committee of stakeholders. We propose the
16 creation of an advisory committee made up of
17 volunteers representing a variety of stakeholders.
18 The committee should be given a seat at the table
19 along with the town officials, market researchers and
20 developers to create a financially-viable and
21 culturally-relevant plan.

22 So if we weren't clear enough, the Maplewood
23 Film Society is advocating that the redevelopment plan
24 guarantee that Maplewood will have a theater within
25 its current location.

1 Yes. And I'm going end on this note: Let
2 us use the theater building lot to create something
3 that captures what is unique about Maplewood, its
4 history, our culturally-diverse and
5 creatively-connected community. And we ask you not to
6 think about what was, but what can be.

7 MAYOR ADAMS: Thank you. Do you want to
8 respond to any of that?

9 Okay. There was somebody over here that I
10 saw.

11 AUDIENCE MEMBER: First, I want to agree
12 that we need -- I should say my name, right?

13 MAYOR ADAMS: You don't have to.

14 DAVID: My name is David. I live on
15 Woodland, just a few blocks or a few houses up from
16 here. I fully believe we need the movie theater so I
17 don't want my comments to take away from that, but I
18 do want to pull back a little bit.

19 And as I am reading this, one or more of the
20 following uses shall be provided. So if we have one
21 retail service store or location there, and retail
22 services includes things like -- I saw the
23 definitions -- a realtor, so if we have one store --
24 one location that goes in with a real estate office,
25 permitted uses are satisfied. And that sort of is the

1 end of requirements to comply with this redevelopment
2 plan. So one real estate office and a hotel, and it
3 seems to me that this plan is fully satisfied.

4 So I am concerned that there isn't enough
5 level of detail on what the redevelopment plan is
6 really going to be.

7 To borrow a phrase, it seemed less like a
8 plan and more like concepts of a plan. I am also
9 concerned about things like the lack of definition of
10 "fast food." I think probably most people in this
11 room agree, generally speaking, that we don't want
12 fast food there. But does that mean that Roman
13 Gourmet is out? I don't know if a pizzeria counts as
14 fast food. I don't know if Starbucks across the
15 street counts as fast food. I don't know if Playa
16 Bowls or Bonji Bowls, which just seems -- I don't know
17 what the answer is, but it seems different than
18 like -- I get that we don't want Burger King or
19 McDonald's there, but I think we need a better
20 understanding of what that means.

21 I think we need a better understanding of
22 what retail services means. I think it was a good
23 thing not to include hair and nail salons. I think
24 there is a general sense that we have enough of those.
25 I agree. I also think we are long on real estate

1 offices and I think we are long on cannabis
2 dispensaries, neither of which I have a problem with
3 in principle, but we've got a lot of them in this area
4 already.

5 The bottom line is we need to see more
6 detail in this plan so we know what we are getting and
7 that the plan does result in compliance by taking out
8 the grocery store, taking out the theater, putting in
9 a real estate office and putting in a hotel.

10 The last thing I would say is I am concerned
11 about -- I am fully in favor of their idea of
12 transit-oriented development. I am still concerned
13 about the low number of parking if there is going to
14 be residents. It's a lovely idea if this was a
15 walking area. But people are not coming to Maplewood
16 from various towns in New Jersey and New York by rail
17 to shop at our stores. It's mainly people from
18 Maplewood and South Orange, Millburn, Livingston,
19 West Orange, driving over here, not taking the train
20 here.

21 I would love to be looking forward to a
22 world in which there is more rail and more public
23 transportation, but that train station is a commuter
24 rail station, not something that is accommodating the
25 tourists shopping around the neighborhood. So I'm

1 concerned that this transit-oriented development is
2 not realistic for the town that we have at this time.

3 MAYOR ADAMS: Thank you.

4 I would like to address a couple of those
5 things. First and foremost, there is no requirement
6 to have any particular use. It's just what's
7 permitted. Just like in single-family residential,
8 only single-family residential uses are permitted on
9 any given lot. So it's not that there could be one
10 retail space and a hotel, that's not --

11 DAVID: That's not what I'm saying --

12 (Multiple audience members speaking
13 simultaneously.)

14 MAYOR ADAMS: I don't want to go back and
15 forth. I want Paul to answer, if you don't mind.

16 MR. GRYGIEL: Thank you for your comments.

17 What's interesting about the process like
18 this is it opens people's eyes to how planning and
19 development works in New Jersey as far as regulation.
20 And you currently, in Maplewood like most towns, have
21 zoning in place with essentially all the same terms
22 that you referred to. So the R-B Retail Business Zone
23 allows all these uses.

24 What we are trying to do is to tighten it up
25 to allow all the same things that you have there

1 today. So Roman Gourmet can certainly remain or you
2 can have another type of use --

3 AUDIENCE MEMBER: They own the building.

4 MR. GRYGIEL: I would prefer if you don't
5 yell out comments while I'm speaking and I'll do the
6 same for you.

7 AUDIENCE MEMBER: Sorry.

8 MR. GRYGIEL: Thank you. I'm in the middle
9 of speaking.

10 What we are trying to do is to make sure
11 from a design point of view you have uses that are
12 along the streetscape. That is what we are getting
13 at. It's not to say only provide one use and you can
14 do anything you want beyond that.

15 But, again, we are happy to get feedback to
16 try to adjust those types of uses. But this is a plan
17 that, as I said, this is private-owned property. I
18 was not retained to design a building or set up
19 buildings here. A redevelopment plan by its very
20 nature provides a framework for development so that
21 the governing body and the elected officials can work
22 with property owners that comes up with a building
23 that addresses the objectives.

24 MAYOR ADAMS: And I think the word "plan" is
25 throwing people off just by it means this is what we

1 are planning to do.

2 MR. GRYGIEL: It's the statutory definition
3 of a redevelopment plan.

4 MAYOR ADAMS: Correct.

5 MR. GRYGIEL: Everything that's required by
6 state law is in here. I have been preparing these
7 plans for 20 years or so. My firm has been doing it
8 longer than that. We don't design buildings. We have
9 architects who will do that and will do a lot better
10 than I can possibly do.

11 If there's confusion, I'm sorry to hear
12 that, but it's -- again, plan is used in a different
13 way here.

14 MAYOR ADAMS: Right. The plan is not
15 necessarily what is going to happen. It's literally
16 the zoning permitted in this area.

17 MR. GRYGIEL: Yes.

18 MAYOR ADAMS: Okay. I want to spread it
19 around.

20 AUDIENCE MEMBER: Hi. And you said it
21 beautifully, David. That's very much what our
22 concerns are. And when you say you to want maintain
23 the image of our adorable historic town, how does a
24 hotel help in that way? That does not to my mind.

25 55 feet high, I remember all the fights we

1 had when they were redeveloping the post office. And
2 we wanted something that would fit in with exactly the
3 sense of what our town is. And what we got is a very
4 modern building. Nice. Okay. Nice bank, great
5 restaurant, okay. But that is not typical of the
6 characteristic of Maplewood Village.

7 You say you want food. We've got a fish
8 market, we've got Chinese food. All of what you are
9 saying is already there, at 35 feet.

10 Now, if you are going to add more parking --
11 more housing, our biggest problem in our Maplewood
12 Village is parking. And you are going to give 0.75
13 parking places for a maximum of 1.25. So a husband,
14 wife, two adults, a child move in, you've got two cars
15 and less than one parking space. That makes no sense
16 in a town where parking is --

17 I live on Woodland Road and I've got to tell
18 you, most of the time if I want to go to a restaurant
19 or be in town, the easiest parking space I can find is
20 my driveway. So I don't see how you can start adding
21 apartments or condos or whatever it is that is
22 permissible in this without providing enough parking.

23 One of the questions that I did have in your
24 presentation is you are talking about setbacks. I
25 didn't hear what you said about setbacks along the

1 property that is on Woodland Road. So you are talking
2 about that beautiful Burgdorff Theater. Is that going
3 to disappear? It's a cultural aspect of this town
4 that's always been important. It has its own little
5 parking lot.

6 So what is going to be the setback if we
7 suddenly have that torn down and something, heaven
8 knows what, built there.

9 And I would like to know what the word
10 traffic "calming" means. And does it mean a traffic
11 light?

12 MAYOR ADAMS: Do you want to?

13 MR. GRYGIEL: I'll answer the last question
14 first.

15 No, traffic calming is what you have with
16 wider crosswalks, sidewalks that jut out to the
17 street, paving materials that make it safer for
18 walking, not driving. We are not advocating for a
19 traffic light.

20 MAYOR ADAMS: Do you want me to address the
21 height issue while you are looking for the other
22 thing?

23 MR. GRYGIEL: That would be great.

24 MAYOR ADAMS: So the 35 is the maximum along
25 the street, and the zero setback where the existing

1 storefronts are. The 55 is stepped back. It's
2 allowed in that inner section of that large two acre
3 section. I will note that the movie theater building
4 itself is 60 feet high. I just want to clarify.

5 So that's what we are talking about. We are
6 not talking about 55 feet on Maplewood Avenue street
7 frontage.

8 Go ahead.

9 AUDIENCE MEMBER: So Maplewood Avenue is
10 going to be zero feet?

11 MR. GRYGIEL: That's what you have today.
12 Yes.

13 MAYOR ADAMS: That's the setback from the
14 property line. So, in other words, in almost every
15 downtown, New York City or whatever, private property
16 buildings are set at zero setback, meaning they go
17 right up against the property line to the public
18 sidewalk, like it is now.

19 AUDIENCE MEMBER: No, it's not like that
20 now.

21 MAYOR ADAMS: Yeah, it pretty much is.

22 MR. GRYGIEL: We will have to disagree on
23 that point.

24 AUDIENCE MEMBER: The Burgdorff Theater is
25 set way back.

1 MAYOR ADAMS: No, I'm not talking about the
2 Burgdorff. This is zero setback on Maplewood Avenue.

3 AUDIENCE MEMBER: I was thinking of
4 Woodland Road. What is the setback for Woodland Road?

5 MR. GRYGIEL: 20 feet on Woodland to Durand,
6 so those would be setbacks there. There's a statement
7 right up front in the plan. Just to be clear, though,
8 Lot 100.01, that's the Burgdorff lot, the township
9 committee intends to maintain the existing use and
10 does not plan to sell or lease its facility. So I
11 want to make sure that that's clear on the record.
12 It's right in the plan.

13 MAYOR ADAMS: Did you have anything else
14 that you wanted to add?

15 MR. GRYGIEL: No, continue. Thank you.

16 MAYOR ADAMS: We will go get someone else
17 here. Everybody lighten up. We are here just for
18 input.

19 AUDIENCE MEMBER: Okay. This question is
20 for Corinne.

21 Corinne, so I have a question. I know that
22 you don't have -- listen, I know that you don't have
23 the certain powers and authority granted to you. But
24 one of the things that you did mention is regarding
25 the tax credit incentives. But you did not mention

1 how much money.

2 And my biggest question, this is really a
3 question for the both of you.

4 Hey, Paul, how are you doing?

5 MAYOR ADAMS: Hi.

6 AUDIENCE MEMBER: This is really a question
7 for both of you. You -- your -- the historic
8 preservation committee made a determination, and you
9 said in 2022 to put the whole historic district on the
10 national registrar of historic places. So my question
11 specifically is in regards to -- so you submitted a
12 nomination to list the Maplewood Historic Village on
13 the National New Jersey Historic Registrar.

14 My question specifically is about the
15 historic property reinvestment program, which gives
16 about 50 million in tax credit incentives. Would that
17 be able to go towards the whole district or can you
18 put that towards one specific plot, which is what most
19 of people are here for? That's my question.

20 MAYOR ADAMS: Thank you.

21 MS. MAULSBY: Thanks for asking. I am
22 excited someone asked about tax credits. It's not
23 really an exciting topic. But it is one of the best
24 benefits of Landmarks designating under the national
25 and state registers. Like I said earlier, it doesn't

1 really provide us the ability to shape the development
2 or to review any site plans or stuff like that, but it
3 does allow access to these historic tax credits.

4 So the State of New Jersey just created a
5 program about the same time we designated the village.
6 As he said, it's the Property Reinvestment Program.
7 It comes through the New Jersey EDA. They have a \$50
8 million allocation annually. They have been having
9 trouble getting this money out so we actually had an
10 opportunity to hear them speak in May at a conference
11 and they rolled it over.

12 AUDIENCE MEMBER: How can we know what the
13 deadline is?

14 MS. MAULSBY: Okay. I'll get there.

15 So they rolled over a couple years of
16 allocations. So currently they have \$98 million
17 available in this round. The round is currently open.
18 It's a short deadline period. It closes October 29,
19 but they also opened the program up a little bit more.
20 So if you have a project size, let's say, about 5
21 million, thinking about the historic bank, in
22 particular, you wouldn't have to show the project gap.
23 You would have to show a need for the state tax
24 credits. You'd get 50 percent of the project cost
25 that would be eligible. And you can request \$2.5

1 million from the state.

2 I think given the current climate, like I
3 said, there is almost \$100 million available. I'm
4 sure they can spare the 2-and-a-half million, and we
5 meet the criteria. So that would be a site that can
6 be used. It can be used in different areas in the
7 district. It doesn't have to be used for all the
8 projects, but the work would have to be preservation
9 work in order to qualify.

10 One more part of that, so the state credits
11 are competitive. Like I said, you have to apply. The
12 application is open now. The federal credit -- the
13 state credit is 50 percent of the eligible project
14 cost. So on a five million project, that's
15 2-and-a-half million that's federal credits or as of
16 rights. So those are going to be 20 percent. And
17 those are as of rights. So if you submit the
18 application you automatically get 20 percent of the
19 eligible project cost.

20 MAYOR ADAMS: Okay. And that will be
21 renewed. There will be another application out.
22 Because if there's not, there's no way. The property
23 is not even owned yet by the person who is going to be
24 the owner. The owner of the property has to apply for
25 those, right?

1 MS. MAULSBY: Right.

2 MAYOR ADAMS: Okay.

3 AUDIENCE MEMBER: Thank you. One -- well,
4 one question and a thought about the theater.

5 Next to that is an LLC that is in the
6 process of putting in an offer on the bank building
7 and the movie building. Do I understand that? Do we
8 know anything about their intentions for the buildings
9 yet?

10 And I just have another question.

11 MAYOR ADAMS: Thank you. The -- the LLC is
12 in contract for purchase of the movie theater and
13 already owns the Bank of America Building. So I would
14 expect that their intention is to try to do something
15 with all of it. But they have to comply with whatever
16 zoning overlay we do, which is the redevelopment plan.
17 And since that doesn't exist yet, they are probably
18 not doing anything any time soon.

19 AUDIENCE MEMBER: Just a brief thought on
20 the movie theater. We used to love that theater. We
21 used to go there religiously. We loved the mixed of
22 basic commercial and art films. And very often the
23 maximum audiences that we would see there was like
24 maybe 10 or 15 people if we were lucky. When we were
25 going to the theater we were wondering, where is this

1 town supporting this theater? And I'm looking and we
2 can say, okay, the place has gone to seed, because I
3 heard that from a lot of folks. But if we take a look
4 at the experiences up in South Orange and they are not
5 exactly going to land off this business.

6 So I would love to see a movie theater back
7 there, but I'm wondering how viable an idea that is.

8 MAYOR ADAMS: That's true. I'm going to
9 stay local. Here you go.

10 MR. BANNISTER: Hi, I'm Jonathan Bannister
11 (phonetic), and my family and I have lived in
12 Maplewood since 1997.

13 So I want to speak in favor of the idea of
14 all of us working together to have an arts center,
15 theater, movies in the Maplewood theater site.
16 There's this myth out there that people just want to
17 sit on the couch, pop their own popcorn, fall asleep,
18 and watch a movie on a screen at home, and that movie
19 attendance is going down. Where movie attendance is
20 going down is in the huge multiplexes that charge you
21 \$15 for popcorn, \$20 for a coke. They subject you to
22 20 minutes of ear-splitting commercials and previews,
23 and by the time you are ready to start the movie you
24 are exhausted and want to get the hell out.

25 Attendance at theaters around here that show

1 independent foreign and classic movies is very high.
2 We just need look at the Claridge in Montclair that
3 was invested by a consortium of investors as a
4 nonprofit, shows several screenings of both regular,
5 you know, commercial and independent films, and is
6 usually successful.

7 You can look at the Film Forum in New York
8 City, which I go to all the time because there isn't a
9 good theater here. And it is packed for every single
10 movie they show. So the audience for good movies, as
11 opposed to Hollywood slough, is very high. And it
12 would be wonderful if in our town, which values the
13 arts and also has a very valid interest in not having
14 our kids glued to screens at home, go out together and
15 share the social experience.

16 So thank you.

17 MARJORIE: What a beautiful transition
18 because here it is, one of the kids.

19 Hi, representing the younger population in
20 Maplewood.

21 Yeah, give it up for Gen Z.

22 My name is Marjorie. I am a Maplewood
23 resident for 22 years because that's how long I've
24 been alive. I know, like I said, I'm young, also a
25 standup comedian, clearly.

1 I have been living in Maplewood my entire
2 life. I also live up the street. I think this
3 community is important and I would like to switch the
4 language everyone is using because I absolutely
5 listen. I was a theater major, I understand the
6 importance of a theater. I would just like to switch
7 the language because I think part of the tension is
8 coming from let's save the movie theater.

9 Yeah, let's save the movie theater. I think
10 more importantly, let's have a third space. The
11 dialog of third spaces is something that existed in
12 the 1900s when people didn't have technology. People
13 would go out and socialize. Right? I think that's
14 the idea. I think more importantly than even having a
15 movie theater, we need to make sure we are creating
16 places that are truly community oriented, created
17 third places, not creating things where we were going
18 to go in, stop by, buy something and say goodbye to
19 someone.

20 Third places are about cultivating
21 community, about allowing people to flourish. I'm
22 currently a postgraduate. One of the hardest things
23 is finding community. How can I be coming back to my
24 community if there's no places for us to gather? If
25 it's just me getting this maybe fast food, but it

1 didn't clarify as fast food. How am I to find
2 community if we allow a hotel that's in Maplewood?

3 I am going to agree that I think a lot of
4 the language within this document is very vague. I
5 don't think a lot of it is comprehensible to the
6 average person in Maplewood. I don't think a lot of
7 it makes sense. And I think a lot of it needs to be
8 clarified. And I think a lot of it needs to emphasize
9 with the idea that this is a community and we should
10 be serving the people that are here and now.

11 I agree we are not going to have people
12 coming into this town on the train to say, hey, you
13 know what, let's go to Maplewood for the day. Like I
14 love it. I love when my friends come visit here. I
15 drag them to Maplewood all the time. It's not about
16 people coming on the train to Maplewood. It's about
17 the people here and now who are speaking to you saying
18 we need third places. We need community spaces. We
19 need you guys understanding that this must be and
20 continue to be a central hub of Maplewood so that when
21 I'm walking my dog I can still see my friends. I can
22 see the customers that I served and I can still say hi
23 and I'm not going to see Joe Schmo because he is
24 renting a hotel room above the movie theater.

25 MAYOR ADAMS: Again, to clarify, because I

1 think it's getting lost. There are definitions for
2 all of these uses.

3 MR. GRYGIEL: That's correct. They are
4 either in the plan itself or refer to the zoning --

5 MAYOR ADAMS: The existing ordinance.

6 MR. GRYGIEL: The existing land use
7 ordinance.

8 And, again, I do think this is a good
9 educational process. If this is your first time
10 getting involved with development in town, like I
11 said, you have ordinances on the books already that
12 might not meet with your satisfaction of how they are
13 written or what they allow either.

14 So what we are trying to do here is take
15 what's on the books, improve it, if we can. Also, put
16 some new things in there. Because, I will be frank,
17 I'm not here to write a plan that's just for me. I'm
18 being paid to do this. We are consultants. We are
19 trying to work with the elected officials, the
20 appointed entities to develop a plan that represents
21 your ideas here.

22 And if there's ways to do that, that I'm
23 asked to come up with ideas such as adding uses,
24 whether it's breweries, or hotels, things that will
25 generate revenue that actually make sense and work in

1 many places, as much as you might disagree, because
2 the reality is the properties are owned privately and
3 we are trying to make a balance here between what you
4 are looking for as well as what makes sense from a
5 market point of view and can be built.

6 We want to get your feedback. If there's
7 things that maybe we can write it to make it easier to
8 follow, I'm happy to do that.

9 MAYOR ADAMS: Well, we can incorporate the
10 existing definitions for things like fast food, which
11 currently exists in our code. To the marijuana use,
12 we've kept that at four so there won't be anymore of
13 those, unless we change that cap.

14 CATHY: Hey, thanks. I'm Cathy. I want to
15 raise the word "apartment building" or the words
16 "apartment building," because I think it's very scary
17 in Maplewood lately. I have no problem. I live in an
18 apartment building in Maplewood. I'm also certainly
19 in favor of the fact that low-income housing needs to
20 be a part of any apartment buildings. I'm no expert,
21 but that's a given especially in this community.

22 But I have a very practical question that I
23 don't understand. So I kind of want to know who is in
24 charge. And what I mean by that is -- oh, no, no, I
25 don't mean that disrespectfully. I mean, let's say

1 that I own the bank building and then in a month I'm
2 going to own the movie theater, too, so I own both of
3 those entities. I come to the township or the
4 planning community or whoever and I say I want to
5 build an apartment building. It's going to be
6 setback. Sure it's going to go to 55, but that's
7 where it's allowed to be. It's going to keep the
8 facade. It's going to do all the things you need me
9 to do and I'll show you and I'm cooperative.

10 Is it my prerogative as a private owner if I
11 get your approval to go ahead and do it? I'm trying
12 to -- this gentleman kind of asked this, too. I'm
13 trying to get at: What is the power of the owner?
14 Right? Does that make sense?

15 MAYOR ADAMS: I'll just briefly address it.
16 Just like you own any property you own, you're allowed
17 to do what the code, the ordinances, the zoning
18 ordinance specifically allows you to do with respect
19 to setbacks, with respect to height, with respect to
20 number of stories, whatever it is. Commercial is a
21 little different than residential. So you do. So
22 that's laid out and this is the overlay zoning.
23 That's what this plan would be. So this would be the
24 zoning for this block.

25 CATHY: That's not what I'm asking. I was

1 asking a different question.

2 MR. GRYGIEL: I think I can pick up.

3 MAYOR ADAMS: Go ahead pick it up.

4 I'm sorry, I was going to get to the whose
5 in charge. You follow the ordinance, if you want to
6 go out...

7 MR. GRYGIEL: Right now no redevelopment
8 plan is adopted. There is none, obviously, not. So
9 right now the R-B, Retail Business Zone, is what sets
10 forth regulations for Maplewood Village. Under that
11 zoning right now, let's take -- I don't want to take a
12 specific property.

13 Pick a property and the owner says, I don't
14 like the use here. I can build up to 50 feet in
15 height on that property today and be within the zoning
16 regulations. I can put in retail stores and I can put
17 in other uses that are permitted, including dwellings
18 above those stores as of right. I can put offices
19 upstairs. I can cover 80 percent of the lot and the
20 building and 100 percent of the lot covered with new
21 buildings today. That developer or owner would just
22 go to the planning board, submit a plan, be reviewed,
23 and it would be approved for the site plan. There
24 would be restrictions in terms of the Maplewood
25 Village Alliance and others. So that's what the

1 current status is today.

2 What we are trying to do is to say some of
3 these uses make sense, some of the things in place
4 make sense, but where can we adjust it and have a
5 little more say over the design of the buildings, the
6 height of the buildings, that type of thing.

7 CATHY: But if I'm the apartment owner, the
8 building owner, I own the bank and the pizza place, if
9 I conform to every single thing that you've laid out
10 in that plan, do I get to buy -- do I get to build my
11 apartment building?

12 MR. GRYGIEL: So you are saying not today.
13 You are saying in the future, the hypothetical example
14 you are giving, that applicant would go to the
15 planning board for site plan approval. The board of
16 appointed members of this community would review it.
17 There would be a referral to the Maplewood Village
18 Alliance for design review. The Historic Preservation
19 Commission would have its review. And at the end of
20 that process if everything is met, it gets approved if
21 it meets all the requirements.

22 CATHY: Okay. That's why you are saying on
23 the property now. That makes sense.

24 MR. GRYGIEL: Currently, there are certain
25 regulations. If this is adopted in the future however

1 it's written, there will be a whole process that is
2 followed as well.

3 COMMITTEEMAN DELUCA: The township committee
4 has to designate them.

5 MR. GRYGIEL: The redevelopment aspect, yes.
6 Thank you. Mr. DeLuca has a little experience with
7 this, yes.

8 There would be a designation by the township
9 committee of that redevelopment prior to going to the
10 board.

11 MAYOR ADAMS: Yeah. I feel like we were
12 saying the same thing.

13 MS. HARTMAN: I'm Lily Hartman. I've been
14 involved with this whole thing from the beginning.
15 But just to be clear, I mean, we all want a theater
16 there, but these people can come in and absolutely not
17 build a theater. That's the reality, right?

18 MR. GRYGIEL: Today or after the plan --

19 MS. HARTMAN: That is the absolutely
20 reality. So the question really for us is how to
21 pressure that person to either stop that from
22 happening or how we make it clear to that LLC, you are
23 not going to do this. You are right, this is not what
24 we want. We want to stop this from happening.

25 And my other question is: Should this deal

1 fall apart, I heard you say -- did I hear you say that
2 the town could not buy any of those properties, that
3 the town could not...

4 MAYOR ADAMS: Purchase.

5 MS. HARTMAN: Purchase the movie theater.

6 MAYOR ADAMS: The town could. It's a lot of
7 money. It's like \$8 million.

8 MS. HARTMAN: Okay. But I'm just saying
9 that. It's a lot of money. But I told you, really
10 they bought that property. The theater -- Nancy knows
11 about something I told her, a theater in Laguna Beach
12 which was very similar in history to the Maplewood
13 theater which was bought by \$10 million by the Rivian
14 electric car company, and made into an absolutely
15 phenomenal community space and movie theater with a
16 balcony that shows two films a week free to the
17 community, has community events, et cetera.

18 So there is and there are things that can be
19 done, but they can't be done if an LLC owns and it
20 wants to put in an apartment building.

21 MAGGIE: I thank you. My name is Maggie. I
22 live right here on Highland Place. And the question
23 that I have is: Is there any world in which there is
24 any way which zoning can say that a movie theater has
25 to be kept there? Is there any way through zoning,

1 whether it's the preservation, because if there isn't
2 then you can just squeeze it in as much as you can to
3 rule out like another nail salon or, you know,
4 something grossly gaudy. But if you can't, then it
5 looks like our next move is to lean on the people who
6 do buy it or approach them or something.

7 But my main question is: Is there any way
8 through zoning that it can be part of the thing that
9 says you have to keep this a movie theater since the
10 community or a lot of people here at least seem to
11 really want to preserve a community space, a movie
12 space, a multiuse space?

13 MR. GRYGIEL: And thank you for the
14 question.

15 The answer, and, again, my reason for
16 technical terms, the zoning is what's in place now,
17 the regulations. The short answer is almost certainly
18 no, because right now the retail business covers a
19 large area. And I'm not a lawyer, but I deal with the
20 law and I follow the law with the writing of zoning
21 ordinances. You can't spot zone a single property and
22 say you could only do one thing there because I'll
23 assure any lawyer out there would challenge that and
24 have an issue with that designation.

25 Redevelopment does give a little more power

1 to go in that direction. But it's, again, it's a
2 matter of here the balance of it being a
3 privately-owned property if you say only one thing can
4 be built there. So it gives the township a bit more
5 ability, but I think you'd be hard pressed under
6 current regulations to only say it's a theater.
7 Because that applies essentially to the entire
8 Maplewood Village or you have to rezone one property,
9 which runs afoul of spot zoning prohibitions.

10 AUDIENCE MEMBER: That was literally my same
11 question. Thank you.

12 AUDIENCE MEMBER: I have yet, again, another
13 parking question. Am I understanding correctly with
14 the redevelopment plan that you are able to set or the
15 town is able to set to the number of spots, if there
16 ends up being either residential or a hotel situation?
17 Because I understand the optics of saying, oh, it's
18 only 0.75 spots per unit of whatever type, but that's
19 unrealistic because, obviously, you can't drive 0.75
20 of a car. So I get it. But the max is what, 1-point?

21 MR. GRYGIEL: 1.25.

22 AUDIENCE MEMBER: So I understand how the
23 math works. I think it's a little bit of smoke and
24 mirrors. I think for every unit of whatever it is
25 there has to be a spot. Because I don't think I agree

1 with the people. There is a train line. Everybody
2 needs a car nowadays. You can't get everywhere you
3 need to be.

4 So my concern is parking is always a problem
5 and I think that needs to be re-looked at. I
6 understand you don't want to pave some percentage of
7 this parcel of land to make another parking lot, but
8 something has to be re-figured, I think.

9 MAYOR ADAMS: Paul, you want to speak to
10 that a moment?

11 MR. GRYGIEL: I don't want to disagree.
12 Because, again, I'm the technician here. But I stood
13 here a few months ago and heard from your fellow
14 residents that said we don't need any minimum parking
15 here. And maybe, not to point at Gen Z, but people
16 who are younger these days tend not to have cars in
17 some instances. And there are others as well in other
18 demographics that don't want or need a car.

19 So we are trying to balance the reality of
20 what a suburban town may assume in a house you need a
21 certain amount of cars versus the Claris, it's one
22 space her unit is what's provided in that development.

23 But, again, we will take the comment to
24 heart. And it's just trying to balance. I think as a
25 planner you can have a lower percentage than is

1 required for a more suburban development, but, again,
2 that's up to the township committee to direct me as to
3 what they want to do.

4 MS. SANDOLAR: Hi, I'm Maria Sandolar
5 (phonetic). And I was wondering who owns the grocery
6 store and the Ana Brown (phonetic) buildings right
7 now?

8 AUDIENCE MEMBER: I do.

9 MR. GRYGIEL: The owner of one of them has
10 spoken in front of me, yes.

11 MS. SANDOLAR: And what is the -- what is
12 the plan within the large scope of this?

13 MR. GRYGIEL: Well, while you are moving
14 over with the microphone, I...

15 AUDIENCE MEMBER: For someone who's gone
16 through the eminent domain experience and won, it took
17 a great toll from me. Although, I have been reassured
18 that eminent domain will not be used at this point,
19 there is no saying what will happen.

20 If the plan goes through and parking is
21 required, my building has no access from the back, has
22 no place for some of the services that are required if
23 the land is totally covered. So we are, at this
24 point, not planning on redeveloping. We just want to
25 maintain what we've had for the past 50 years in this

1 community.

2 MS. SENSOR: Hi, there. My name is
3 Emma Sensor (phonetic). I've lived in Maplewood since
4 1983 and have seen a lot of what's been going on here.

5 I specifically want to address the question
6 about the use of the building that you asked. The
7 draft redevelopment plan specifically says that the
8 bank may not be demolished. It doesn't say how it can
9 be used. But if the redevelopment plan can say that
10 the bank may not be demolished or shall not be
11 demolished, then it can say that the theater shall not
12 be demolished. I just want to be very clear about
13 that. Thank you.

14 AUDIENCE MEMBER: I have two questions.
15 What would happen to the existing businesses on this
16 lot? And when would any of this redevelopment or
17 construction happen?

18 MAYOR ADAMS: When? Did you say when?

19 Paul, you want to answer that?

20 It's private property so there would be
21 lease agreements and what happens when you buy a
22 building.

23 MR. GRYGIEL: Right.

24 The existing businesses have their existing
25 leases and it would continue. If there's any

1 redevelopment, that's a whole different process, which
2 the landlord, owner/landlord would have to work on to
3 go through the process.

4 Redevelopment, though, does have language
5 with regard to any involuntary displacement that must
6 be addressed, as well. It depends on the exact way
7 the process proceeds. Again, we are talking
8 hypotheticals now.

9 But there are protections in place for
10 existing businesses and or residents in the area.

11 MAYOR ADAMS: And the when?

12 MR. GRYGIEL: When? So right now we have a
13 draft plan. Where it goes from here, we will talk at
14 the end of the meeting. I will get direction from the
15 township committee as to how they want to proceed. At
16 the very least, they will have to go through the
17 process of -- you know, once we go into comments,
18 either it's paused and it goes months down the road or
19 longer, or it moves forward. It still has to be a
20 public process where the township committee introduces
21 an ordinance to allow it, refers it by law to the
22 planning board for consistency with the master plan.
23 So the planning board weighs in.

24 It comes back to the township committee
25 after that review for a second reading and another

1 public hearing like this. And the committee can
2 decide whether or not to adopt the plan.

3 Once that's done, then there's redevelopment
4 designation for the individual property owners,
5 followed by site plan review, historic preservation
6 review, design review, et cetera. So we are talking a
7 couple of years out minimum before anything is
8 happening on these properties just because of the
9 process you have to go through to get to the point
10 where there's a plan for development that's approved.
11 Individual lots, I know that the redevelopment plan
12 process still takes a few more months here at a
13 minimum, if not longer. Site plans for individual
14 buildings and lots would be past that.

15 AUDIENCE MEMBER: Thank you, Paul.

16 MR. GRYGIEL: You're welcome.

17 AUDIENCE MEMBER: So I have a couple of
18 quick statements that I'm going to make and I'm going
19 to refer to the transcript to discuss with people
20 afterwards.

21 The provision on condemnation, I do not
22 believe it precludes a potential developer or property
23 owner from discussing issues with the community. It
24 simply doesn't. And so that enables all of the
25 requests that Angela made earlier. It also enables

1 pretty much all the comments we are making here
2 tonight.

3 The second thing is from this document the
4 community has no sense whatsoever as to what this
5 might look like or what it might contain. And a lot
6 of people have touched on that point. It's kind of
7 like a giraffe on the table, right? I don't see how
8 we can move forward with this kind of generality. The
9 community input is virtually meaningless unless they
10 have some sense of what it's going to look like, what
11 it's going to contain.

12 There are too many options as was said
13 already. It doesn't address community needs. It's
14 just a selection of options that's out of the
15 community's control. There needs to be a dialogue
16 with a potential developer. And then, and it's done
17 in many other towns when there's the consensus, then
18 the township completes the negotiation, signs the
19 redevelopment plan and signs the redevelopment
20 agreement with PILOTS, et cetera, et cetera. But they
21 know what they are getting.

22 They don't put the zoning in place and then
23 wait and see what the developer's designers want to
24 do. Not in the case of a redevelopment plan. That's
25 different than usual zoning. And I think that's been

1 misrepresented here tonight. And certainly if there's
2 a clarification, I'm happy to hear it.

3 The second or third most --

4 MR. GRYGIEL: Paul, will you answer it?

5 AUDIENCE MEMBER: No, I would rather just
6 get these on the table and then we'll come back to
7 answer it.

8 The second or third most popular request at
9 least online was for active uses for teens. That does
10 not appear in the document, I believe.

11 The demolition clause, we have to be careful
12 with, and our language with demolition. Because our
13 experience in the past is what I call a
14 "what-I-want-to clause." And what I mean by that is
15 the person who successfully defended their option to
16 demolish the building simply said I can't build what I
17 want on top of this building. And they prevail. So
18 we need better language for demolition or structural
19 integrity.

20 And, finally, parking, man. Parking is the
21 noose on the table. We are significantly increasing
22 the intensity of development in the village with this
23 development because it's going to enable and encourage
24 the taller heights in addition to it being two acres.
25 Consequently ignoring parking and enabling this type

1 of development is just not right. And as Angela said,
2 a parking study could address parking demands so
3 businesses can flourish.

4 Paul, if you want to address the issue about
5 condemnation, I'd be happy to hear it.

6 MR. GRYGIEL: Well, just to be clear, on the
7 condemnation issue, it's not condemnation by law
8 that's the process directly this township is taking.
9 Was there any other point I'm missing with regard to
10 that? It's a clear answer. The township cannot
11 condemn property through this redevelopment plan
12 process.

13 MAYOR ADAMS: Correct.

14 MR. GRYGIEL: But as far as the design of a
15 plan that is specific to an individual property owner,
16 redevelopment plans are written, I sometimes write
17 them when you have someone who comes in with a
18 proposal first. And you match it.

19 MAYOR ADAMS: Not here.

20 MR. GRYGIEL: It's rare to have a community
21 process where you don't have a redeveloper and the
22 town, you know, hires someone to come up with its own
23 design, especially when there's multiple properties.
24 It's difficult to do that on a larger scale. If
25 that's something that is desired to do, if the

1 township wants to look into going in that direction,
2 maybe it's possible, but maybe --

3 MAYOR ADAMS: He has one sentence back
4 there.

5 MR. GRYGIEL: Yes.

6 AUDIENCE MEMBER: Several of the
7 redevelopment projects in our neighboring town of
8 South Orange had extensive community dialog with the
9 developer before the development plan was signed.
10 It's possible to do.

11 MR. GRYGIEL: There's a whole chicken/egg or
12 cart/horse thing; pick your metaphor. Right now we
13 have private property owners.

14 MAYOR ADAMS: Right. Right now we have
15 private property owners and we are coming up with a
16 zoning plan for the block.

17 MR. GRYGIEL: Let's look at it this way, the
18 town -- that's what I was saying before when I was
19 talking about the chicken and egg or the cart and the
20 horse. The township legally cannot enter into a
21 redevelopment agreement until there's a redevelopment
22 plan. I follow the law that the state provides. You
23 adopt a redevelopment area, you come up with a plan,
24 and that allows everything else to flow from that.
25 Until you have a plan that's adopted, the township

1 can't go do that.

2 Now if a private property owner wants to
3 come and talk to you and set up its own meetings and
4 try to do some of that, that's possible. I'm not
5 saying it can't be done. If the Leiter Group gets
6 together to have that type of action take place,
7 that's permissible. But as far as the redevelopment
8 process as it's written and the area we are dealing
9 with, that would be a difficult task to undertake.

10 MAYOR ADAMS: Thank you.

11 JOE: My name is Joe. I actually grew up in
12 South Orange, one block over the Maplewood line.
13 Don't hold it against me. But I'm 68 years old and I
14 grew up between the center, which is Maplewood and the
15 village, which is South Orange.

16 My question to you is this, the setback that
17 you are talking about, the 35 feet and everything, are
18 you familiar with the building on Valley and 4th
19 Street?

20 MR. GRYGIEL: In South Orange, yes.

21 JOE: Okay. You see how that's built? It's
22 set back the -- whatever that -- yeah, it's set back.
23 The store, I guess, went into some sort of group
24 place. The big piece. Now, you are talking about
25 retail. When you talk about retail, are you talking

1 about a place available as big as this room or half of
2 this room?

3 MR. GRYGIEL: The size can vary.

4 AUDIENCE MEMBER: No, it can't vary. The
5 reason I say that is this: If I'm Lulu Lemon and I
6 come in and I see a room no bigger than that, I ain't
7 renting. If I'm the Gap and I got a room that big, I
8 ain't renting it.

9 So what is happening is what you are going
10 to build has to be a demand you are looking for.
11 That's the problem with South Orange and Maplewood;
12 they are great for boutiques, but getting a big store
13 in, unh-unh.

14 Now, my question is this: If you are going
15 to build this, the question is after all funds and the
16 developer comes in and everything is all hunky-dory
17 and you think you are going to get the people from
18 New York to move in, the trains here, 40 minutes later
19 you're in Manhattan, I've done that. I come home, I'm
20 tired. I walk through the door, have a slice of
21 baloney, take a shower and I'm in bed.

22 I ain't going out to no bars, no
23 restaurants. And I ain't getting my guys from
24 New York to say, hey, come to South Orange, man, we'll
25 jump the train and drink. No, I'm going home. I live

1 in Brooklyn. Okay.

2 So what you are going to get is the weekend
3 people. If I'm renting in one of those places, I may
4 go to one of your restaurants. College towns have a
5 couple things. You have bars, restaurants, nail
6 salons, and hair salons. When I was growing up you
7 can come down here or South Orange. You got your
8 school clothes, you got your underwear, the socks,
9 your shirt, your pants. The malls were banging, but
10 everybody uses Amazon.

11 So when you say retail, restaurants, you got
12 to be a little more detailed with that.

13 The other thing is if the town decides to go
14 through with this, you are going to have to put your
15 feet to the fire with your developer. Because
16 everybody is talking about traffic. And there is a
17 lot of traffic here and I love coming to this town.
18 Put your feet to the fire and say, I know you are
19 going to have to work with New Jersey Transit. Build
20 a tower over there, two decks. If not, build it down
21 by Baker Street. That will give you room to park.

22 The other thing is once this goes in, will
23 it be part of the PILOT program? And is everybody
24 aware of what the PILOT program is? Payment in lieu
25 of taxes. If the developer gets that, he ain't paying

1 taxes on that. Right now owners of the building are
2 paying taxes. So it will go to the budget. It
3 doesn't go to the school.

4 Now I grew up knowing that one plus one
5 equals two. Or if you get a young couple, one plus
6 one equals three. There's Billy. And then comes
7 another; there's four. Then there's Janet. So if you
8 are going to run this and they are going to get the
9 PILOT program, let the people know, unless they are
10 going to get hammered.

11 MAYOR ADAMS: Everybody will know. I
12 guarantee it.

13 AUDIENCE MEMBER: I have a zoning question.
14 On Lot 173, 175.01, and 100.01, what is the
15 floor area ratio for that?

16 MAYOR ADAMS: We don't have that.

17 AUDIENCE MEMBER: So they can build those up
18 100 percent? What is the current maximum for that?

19 MR. GRYGIEL: There is no current maximum.
20 Floor area ratio, again, we speak in the zoning terms
21 a lot. It's a technical measure of -- essentially, as
22 the name implies, it's the size of a building, its
23 floor area, divided by the size of the lot. It's one
24 way of measuring intensity of development. Maplewood
25 does not have that in its current zoning and the

1 redevelopment plan does not utilize that.

2 In my experience in built-up areas like
3 this, it works better to have the height of the
4 buildings, the setbacks, the coverage, because other
5 factors dictate what can be built there versus a
6 simple ratio such as that. So the short answer is
7 there is no FAR currently for those properties
8 proposed.

9 AUDIENCE MEMBER: But all the residential
10 [sic] have it, right? Like, you can't build -- all
11 the residential lots have it.

12 MR. GRYGIEL: I don't recall if the R-1 --
13 any of the residential zones have it either. I
14 focused on the commercial area.

15 AUDIENCE MEMBER: You can't build on all
16 your property.

17 MR. GRYGIEL: Well, no, it's not just that.
18 There are coverage standards and setback standards
19 that have the same effect that you can't just build
20 over the entire property up to 20 stories. There are
21 limits on how you can do that.

22 AUDIENCE MEMBER: So is there lot coverage
23 on 173, 175.01 and 100.01? What's the current lot
24 coverage?

25 MR. GRYGIEL: Well, currently, anything

1 that's in the R-B zone, which is anything in purple
2 there, 80 percent of the lot can be covered by
3 building as of right today and 100 percent could be
4 covered with pavement and other improvements. That's
5 under the existing zone.

6 So we are looking to make it slightly
7 different. I just need to double check the exact
8 numbers. But currently a building can cover 80
9 percent of any one of those lots.

10 AUDIENCE MEMBER: But you can control a
11 developer through that 80 percent. You don't have to
12 change it to 100 percent. That's what I'm getting at.

13 MR. GRYGIEL: Well, I'm saying 100 is the
14 current zoning. Again, trying to do this is like
15 balancing. I'm used to talking to planners and
16 engineers.

17 Building coverage is literally, if you
18 take -- let's look at the bank building. Whatever is
19 within those walls is the building coverage. That's
20 one number. You are allowed up to 80 percent in the
21 R-B zone today.

22 The lot coverage is if you take the parking
23 lots and sidewalks, anything that water hits and then
24 runs off versus going to the ground, that's lot
25 coverage. 100 percent coverage is permissible

1 currently. That's standard in built-up areas. Just,
2 again, the ground rules we are dealing with currently
3 are very intense in terms of development. It allows
4 for the types of buildings you have.

5 AUDIENCE MEMBER: I'm asking him zoning
6 questions.

7 And for apartment buildings, what is the
8 setback for the glazing that's in each apartment?

9 MR. GRYGIEL: I would have to look at the
10 specifics. Off the top of my head -- we don't -- it's
11 not broken down in -- well, you are saying the current
12 zoning -- I want to make sure I am answering your
13 question correct -- or in the current proposal.

14 The proposed plan does not talk on each
15 individual apartment. It has percentages of windows
16 and fenestration on the overall facade of the
17 building. Because someone walking by or driving by
18 won't know if it's a single apartment or three
19 apartments.

20 AUDIENCE MEMBER: Well, by the fire code,
21 there's required setbacks between apartments.

22 MR. GRYGIEL: Yes, fire codes still apply
23 here. You have to have -- I'm not going to try to
24 tell you all of it -- 3.1 feet from a property line to
25 a building, to have windows. There are standards that

1 we can't -- this redevelopment plan won't touch. We
2 can't; they are state requirements.

3 MAYOR ADAMS: One more. Is there one more
4 question? Somebody who hasn't asked yet. All right.

5 AUDIENCE MEMBER: I just have a very quick
6 one. You might have covered this before. But the
7 Burgdorff Center, the 100.01 lot, you said it's going
8 to stay the same. I see on the plan it says 175.01,
9 is exempted, the Township of Maplewood.

10 Does that mean Maplewood owns that?

11 MAYOR ADAMS: That's exempted from taxes.

12 AUDIENCE MEMBER: Oh, I see.

13 MR. GRYGIEL: Yes, this is the tax map of
14 the municipality. So that's what's owned. So if you
15 look up at the top, it says Women's Club of Maplewood
16 still. But that's where we are right now is Lot 127
17 on the next block over.

18 AUDIENCE MEMBER: And then 175.01 is owned
19 by -- so that's going to be developed, as well? The
20 only thing that's going to stay the same on there is
21 100.01 really. It's not going to be touched.

22 MR. GRYGIEL: I will just quote from page 8
23 of the plan. Where there's the property owner there,
24 Lot 176. It states right here that the owner of the
25 property has publically said she is not interested in

1 development. The township committee has heard and
2 respects that and it's written in here. Likewise, it
3 says for the Burgdorff Center, but for the Lot 175.01.
4 That's the small parking lot behind the theater. It
5 says right here the township committee would consider
6 leasing or selling it as part of redevelopment.
7 Because that would allow for potentially a little
8 flexibility with the neighboring property.

9 It's in the plan on page 8. It lists the
10 businesses.

11 MAYOR ADAMS: Okay. Is there anybody who
12 hasn't asked a question who wants to?

13 AUDIENCE MEMBER: I have a quick question
14 mainly because I am so naive about this redevelopment
15 process.

16 But, obviously, the township has a right to
17 say thou cannot do such a thing in this place, such
18 nail salons and what not? How about no hotels?

19 MR. GRYGIEL: You can.

20 AUDIENCE MEMBER: How about whatever?

21 I'm not against the property owners to
22 getting their fair share in selling this property. I
23 look around all the townships around here and everyone
24 is building condominiums. And I'm just wondering if
25 there's any other limitations the town would like to

1 place on this thing where the public really would have
2 a lot of input. So I don't know what could be done,
3 but. Okay.

4 MR. GRYGIEL: No, that's what we are
5 listening to hear that.

6 MAYOR ADAMS: We will talk about whether or
7 not we include hotels as a use. It's not based on
8 any -- somebody saying I want to build a hotel there.
9 It's just based on -- I hear loud and clear.

10 MR. GRYGIEL: One minute just to respond to
11 the earlier question.

12 MAYOR ADAMS: Sure.

13 MR. GRYGIEL: Just to respond that.

14 I've been doing this 25-plus years and in
15 the last 10 years, 15 years, I wrote a plan. It was a
16 lot more set in stone how retail works and what you
17 can put in the plan. And thou shall not put an office
18 on the ground floor. It's certainly easy to do. Even
19 prior to COVID with online shopping, with other
20 forces, the retail marketplace changed. And downtowns
21 changed and have to adapt.

22 So in terms of offices being more
23 permissible on ground floors, you might see more
24 frequently now medical or other types of uses that
25 used to be you would never bring them on a ground

1 floor. But it brings people in during the day that
2 wouldn't be there otherwise. If you have a bunch of
3 boutiques or food services, who are your customers
4 going to be if you don't have upper floor residential
5 or nearby residents?

6 That was one of the reasons I suggested, and
7 actually the Claris plan allowed as well, a hotel. I
8 know there's people who have concerns about it. And,
9 again, the township committee will decide. That
10 provides a tax revenue. It does not require any
11 services to the schoolchildren living there. It also
12 provides additional tax benefits in terms of local
13 occupancy tax. And I think it fits in well in many
14 downtown studies to have an option that if you have a
15 house and you don't want your in-laws or other
16 visitors to stay at, there's a place where they can do
17 that.

18 If everyone hates it and it's not something
19 the township committee wants to do, then it can be
20 taken out. But we are trying to broaden the mix of
21 uses to say this actually does makes sense from a
22 certain market point of view and other points of view
23 in supporting your downtown retail.

24 MAYOR ADAMS: Very good. That's right.

25 MR. GRYGIEL: With that, I can continue all

1 night anticipating the changes --

2 MAYOR ADAMS: I don't think anybody wants
3 that, not that you aren't quite entertaining.

4 MR. GRYGIEL: No, that's quite all right.
5 I'm here listening.

6 MAYOR ADAMS: Is there anyone who hasn't
7 asked a question?

8 THE COURT REPORTER: Wait for the mic,
9 please.

10 AUDIENCE MEMBER: I'll tack onto that. I
11 work in town in a retail setting, and I have also
12 lived in town for almost 10 years. And I would
13 support a hotel because it does bring more people into
14 town. It brings in more foot traffic and that
15 supports all the small businesses in town.

16 I think that since COVID, like the primary
17 years, everyone has gone back to the city or like back
18 to their regular life, and foot traffic in town has
19 gone down pretty significantly. I have worked through
20 the COVID years, before the COVID years and currently.
21 And I think a hotel would actually really do our
22 community a service.

23 It also brings in different types of
24 businesses that you don't really think about, you
25 know, like the movie productions that are going on.

1 They all base themselves in Montclair because they
2 have all the business support, a hotel, restaurants,
3 those kind of things to like help that. But I want to
4 see more foot traffic in town. I want the town to be
5 easier for people to spend money and I think a hotel
6 would really support that.

7 MAYOR ADAMS: Okay. I'll coming to you;
8 don't worry. I felt like a teacher a little.

9 LIZ: Hi, my name is Liz. I'm the daughter
10 of the Words Bookstore owners. And so I just want to
11 say it's also connected to the business with the
12 hotel. I don't hate the hotel idea. It's just that
13 you think people are going to take the train to that
14 hotel? They are going to all drive, and then where
15 are they going to park? And then I think that they
16 will still purchase stuff, but that's taking up --
17 nobody is going to take a train to a hotel in this
18 town. It's not happening.

19 MAYOR ADAMS: Anyone else who has not asked
20 a question and would like to?

21 You got me just in the nick of time.

22 AUDIENCE MEMBER: Just one point of
23 clarification. The Bank of America Building is
24 protected and will not be demolished and that is in
25 the plan. Yes. Okay. So I completely agree with

1 what --

2 I think it was you or...

3 MAYOR ADAMS: What do you agree with?

4 AUDIENCE MEMBER: If the Bank of America
5 Building is protected, why can't the movie theater be
6 protected, as well? I'm just, I'm mystified.

7 (Multiple audience members speaking
8 simultaneously.)

9 MAYOR ADAMS: Right. And not the use, the
10 building, right. And what --

11 Go ahead, speak to this.

12 MR. GRYGIEL: That's it. I just allowed for
13 adaptive use. It's not being protected as a bank. It
14 could be a restaurant or other use in the bank
15 building so.

16 Preserving a theater building. The language
17 that we have for the bank building if we used it for
18 the theater building, would not guarantee a theater
19 use in there. It could be a third place. It could be
20 a youth activity center or other things, as well.
21 There's a distinction in there between the two things
22 you are saying.

23 MAYOR ADAMS: Anyone who has not asked any
24 question. It's getting late. We are not dancing fast
25 enough; we are losing our audience.

1 AUDIENCE MEMBER: I am going to keep this
2 short and sweet like myself.

3 I just wanted to say to be reminded that we
4 did just come out of lockdown. We spent two years
5 inside our homes, our apartments, and children younger
6 than I am, and younger than that woman who was just
7 here, children for the future to come, whether it's
8 Gen X or Z, what have you, you are potentially taking
9 a space where future generations can hang out and bond
10 together, where they can go see a movie, have popcorn
11 and have sleepovers at their house. This is what we
12 did back in the '80s and the '90s. And it's possibly
13 being taken away.

14 So please think. With all of these
15 beautiful points that have been made from these women
16 I came in with, you are possibly taking space away
17 from children. When they get out of school, they want
18 to de-stress. They want to decompress from being in
19 school. Because, no offense to teachers, their brains
20 are being stuffed. And they want to go to the movies.
21 I did. All my friends did.

22 And kids who grow up here, they want to take
23 their friends here and parents who have kids now, they
24 are going to grow up. Where are they going to go to
25 the movie theater? They are not going to be able to

1 say, oh, yeah, this is how me and your dad met. Or
2 this is what we did as kids and we are going to take
3 you now. Just think about the kids.

4 MR. GRYGIEL: Thank you.

5 MAYOR ADAMS: Paul, just for the record, you
6 are not doing anything. None of us. It's the
7 I-message thing as a mom. My kids' nursery school
8 teacher taught me that. I want you to. I need you to
9 not take away the movie theater. I just wanted to
10 clarify that.

11 Anyway, I want to wrap it up here so we can
12 absorb all of this. As Paul mentioned, this is all
13 being transcribed so we have it all. This process is
14 not over. We will take all these comments and talk
15 about them and include or exclude and go through the
16 process.

17 This will come before the township committee
18 sometime in the coming weeks or month. And after it
19 goes to the township committee, which will also
20 provide another forum for public comment, it will go
21 to the planning board, which is another place for
22 public comment. And then, again, for final passage if
23 and when we get there, so.

24 Thank you all very much for coming out.

25 Thank you for your time.

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(Whereupon, the meeting was concluded at
8:42 p.m.)

1 C E R T I F I C A T I O N

2

3 STATE OF NEW JERSEY)
4 COUNTY OF ESSEX) : ss:

5

6

7 I, ToniAnn Acquaro, a shorthand reporter and
8 notary public for and within the State of New Jersey, do
9 hereby certify that the foregoing proceedings, taken at
10 the time and place aforesaid, is a true and correct
11 transcription of said proceedings.

12 I further certify that I am neither
13 counsel for nor related to any part to said action, nor
14 in any wise interested in the result or outcome thereof.

15 IN WITNESS WHEREOF, I have hereunto set
16 my hand this 24th day of September, 2024.

17

18

19 -----
20 ToniAnn Acquaro,
21 Professional Court Reporter
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