

MAYWOOD PLANNING BOARD
AGENDA
January 27, 2022

CALL MEETING TO ORDER

“This Virtual Meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of this virtual meeting has been provided by way of publication in the Our Town and The Record newspapers on or about December 16, 2021. In addition, notice of the meeting was posted on the door of the Maywood Municipal Building located at 15 Park Avenue and any handicapped-accessible entrances thereto; posted on the municipal website; provided to the municipal Clerk and distributed to all persons, if any, requesting copies of same. This meeting is being recorded with both audio and video and may be rebroadcast. This meeting is a judicial proceeding, any questions or comments must be limited to the issues that are relevant to what the Board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times. The public commenting policy for electronic public meetings will also be followed as noted on the Borough website (www.maywoodnj.com).”

FLAG SALUTE

OATHS OF OFFICE

Gary Neumann – Class II
Councilperson Ryan Ullman – Class III
Charlotte Panny – Class IV
Douglas Herrick – Class IV
Derek Eisenberg – Alternate #1
Thomas Anzevino – Alternate #2

ROLL CALL

Mayor Richard Bolan	()
Councilperson Ryan Ullman	()
Gary Neumann	()
Charlotte Panny	()
Paul Kuhn	()
John Montel	()
Harry Hillenius	()
Anthony Klymenko	()
Douglas Herrick	()
Derek Eisenberg Alt. #1	()
Thomas Anzevino Alt. # 2	()
John Gargagliano Alt. #3	()
Geoffrey Smith Alt. # 4	()
Tara Grunstra, Board Secretary	()
TBD, Zoning Officer	()
Board Attorney Kara Kaczynski – McNally, Yaros, Kaczynski & Lime, LLC	()
Board Engineer Gregory Polyniak – Neglia Engineering Associates	()
Board Planner Michael Kauker – Kauker and Kauker, LLC	()

REORGANIZATION OF BOARD

1. Elections

- a. Chairperson: _____
 - i. Motion by: _____
 - ii. Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

- b. Vice Chairperson: _____
 - i. Motion by: _____
 - ii. Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

- c. Secretary: _____
 - i. Motion by: _____
 - ii. Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

2. Professional Appointments

- a. Legal Counsel
 - i. Motion by: _____
 - ii. Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

- b. Professional Engineer
 - i. Motion by: _____
 - ii. Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

- c. Professional Planner
 - i. Motion by:_____
 - ii. Seconded by:_____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
 Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
 Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

- d. Board Recording Secretary
 - i. Motion by:_____
 - ii. Seconded by:_____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
 Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
 Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

- 3. Re-adoption of By-Laws Adopted 1/22/15
 - a. Motion by:_____
 - b. Seconded by:_____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
 Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
 Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

- 4. Re-adoption of Rules on Citizen Input During Planning Board Meetings Adopted 8/23/18
 - a. Motion by:_____
 - b. Seconded by:_____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
 Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
 Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

APPROVAL OF MINUTES December 2, 2021

Motion by:_____

Seconded by:_____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
 Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
 Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

BILLS

None

CORRESPONDENCE

1. 12/6/21 public notice letter from GHD Re: Maywood Chemical Superfund Site Block 124, Lots 17, 29 and 30 Application for Freshwater Wetlands General Permit (GP-4) Equivalency
2. 12/15/21 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #54-2021 Adopting the Sears Roebuck and Company Redevelopment Plan Within the Main Street Rehabilitation Area Consisting of Block 405, Lots 3 and 14, and Block 406, Lot 1.03 Adopted 12/7/21
3. 12/21/21 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty 149-151 Maywood Avenue Revised Completeness, Planning & Engineering Review
4. 12/22/21 letter from Andrew S. Kohut Re: Duke Realty 149-151 Maywood Avenue Waivers Request
5. 12/22/21 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty 149-151 Maywood Avenue Revised Completeness, Planning & Engineering Review
6. 12/23/21 letter from Board Recording Secretary Tara Grunstra Re: Duke Realty 149-151 Maywood Avenue Application Hearing Date 1/27/22
7. 12/23/21 memorandum from Board Planner Kauker & Kauker Re: Duke Realty 149-151 Maywood Avenue Application
8. 1/11/22 letter from Zoning Officer Dina Lynch Re: Carol McGivney 609 Edel Avenue Denial Letter
9. 1/14/22 cover letter from Andrew S. Kohut for 1/13/22 Bohler Engineering and 1/7/22 Atlantic Traffic & Design Response Letters Re: Duke Realty 149-151 Maywood Avenue
10. 1/20/22 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty 149-151 Maywood Avenue Revised Completeness, Planning & Engineering Review

RESOLUTION

None

COMPLETENESS HEARING

None

APPLICATION HEARING

Duke Realty
 149-151 Maywood Avenue
 Block 124, Lot 30
Calendar #2021-11
Variance & Site Plan Applications

Motion by: _____
 Seconded by: _____

Roll Call Vote:

- Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()
 Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()
 Thomas Anzevino () John Gargagliano () Geoffrey Smith ()

INFORMAL HEARING

None

CLOSED SESSION None

OLD BUSINESS None

NEW BUSINESS None

OPEN MEETING TO PUBLIC

ADJOURNMENT

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()

Charlotte Panny () Paul Kuhn () John Montel () Harry Hillenius ()

Anthony Klymenko () Douglas Herrick () Derek Eisenberg ()

Thomas Anzevino () John Gargagliano () Geoffrey Smith ()