

MAYWOOD PLANNING BOARD
AGENDA
October 27, 2022
7:30pm

CALL MEETING TO ORDER

“This Meeting was called pursuant to the provisions of the Open Public Meetings Act. Notice of this meeting was published in the Our Town and The Record newspapers on or about December 16, 2021 and March 31, 2022. In addition, copies of this notice were posted on the bulletin board in the Maywood Municipal Building at 15 Park Avenue, filed with the Borough Clerk and distributed to all persons, if any, requesting copies of same pursuant to said act. 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.”

FLAG SALUTE

ROLL CALL

Mayor Richard Bolan	()
Mayor’s Designee Jacqueline DeMuro	()
Councilperson Ryan Ullman	()
Gary Neumann	()
Chairperson Charlotte Panny	()
Vice Chairperson Anthony Klymenko	()
John Montel	()
Harry Hillenius	()
Douglas Herrick	()
Derek Eisenberg Alt. #1	()
Thomas Anzevino Alt. # 2	()
John Gargagliano Alt. #3	()
Tara Grunstra, Board Secretary	()
Board Attorney Kara Kaczynski – McNally, Yaros, Kaczynski & Lime, LLC	()
Board Engineer Gregory Polyniak – Neglia Engineering Associates	()
Board Planner Michael Kauker – Kauker and Kauker, LLC	()

APPROVAL OF MINUTES

September 22, 2022

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () John Montel () Harry Hillenius ()
Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

BILLS

Calendar #2022-03

**TRB Associates
145 West Passaic Street
Block 83, Lots 15 & 16**

Neglia Engineering Associates \$ 487.50
Current Escrow Balance \$ 6,165.50

Calendar #2022-10

**ASP Properties Group
846 Spring Valley Road
Block 20, Lot 1**

Neglia Engineering Associates \$ 195.00
Our Town Newspaper \$ 19.30
Current Escrow Balance \$ 518.70

Calendar #2022-11

**217 Realty, LLC
217 Hergesell Avenue
Block 122, Lot 1**

Neglia Engineering Associates \$ 1,057.50
Current Escrow Balance \$ 2,692.00

Calendar #2022-12

**Neal & Jenica Siniscalco
66 West Magnolia Avenue
Block 119, Lot 17**

McNally, Yaros, Kaczynski & Lime LLC \$ 41.00
Current Escrow Balance \$ 459.00

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () John Montel () Harry Hillenius ()
Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

CORRESPONDENCE

1. 9/23/22 letter from Joseph C. Petriello, Esq. Re: SHDK, LLC 24-30 West Pleasant Avenue Hearing Adjourned to 11/3/22 Meeting
2. 9/27/22 letter from Eric V. Timsak of Bergen County Planning and Engineering Re: ASP Properties Group, LLC 846 Spring Valley Road Subdivision Application Exemption
3. 9/29/22 letter from Board Engineer Gregory J. Polyniak Re: PSE&G 186 West Central Avenue Revised As-Built Review
4. 10/4/22 letter from Eric V. Timsak of Bergen County Planning and Engineering Re: Duke Realty Limited Partnership 149-151 Maywood Avenue Application Review
5. 10/5/22 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Revised Completeness, Planning & Engineering Review

6. 10/7/22 letter from Joseph C. Petriello, Esq. Re: SHDK, LLC 24-30 West Pleasant Avenue Extension for the Board to Act by 12/31/22
7. 10/11/22 cover letter from Christopher S. Borduin of LAN Associates Re: Memorial School Additions with Site Plan Dated 10/7/22
8. 10/11/22 cover letter from Stephen P. Sinisi, Esq. Re: 217 Realty, LLC 217 Hergesell Avenue with Site Plan Dated 9/30/22
9. 10/12/22 Planning Review from Peter G. Steck Re: SHDK, LLC 24-30 West Pleasant Avenue
10. 10/13/22 cover letter from Kevin P. Kelly Re: TRB Associates 145 West Passaic Street with Site Plan Dated 9/22/22
11. 10/14/22 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Revised Completeness, Planning & Engineering Review
12. 10/18/22 letter from Board Engineer Gregory J. Polyniak Re: TRB Associates 145 West Passaic Street Revised Completeness, Planning & Engineering Review
13. 10/19/22 letter from Board Engineer Gregory J. Polyniak Re: 217 Realty, LLC 217 Hergesell Avenue Revised Completeness, Planning & Engineering Review

RESOLUTION

Duke Realty

149-151 Maywood Avenue
Block 124, Lot 30

Calendar #2021-11

Variance & Site Plan Applications

Variances:

- 1-Applicant proposes 309 parking spaces where 760 parking spaces are required
- 2-Applicant proposes a retaining wall height of 7.5 feet and 5.25 feet where 3.5 feet is permitted

Waivers:

- 1-Applicant proposes 22 street trees for internal roadways where 39 trees are required

Site Plan Checklist Waivers:

- 1-Locations and profiles of all water courses and draining facilities within 200 feet of the Property
- 2-Location, size and slope of existing and proposed sanitary sewers
- 3-Size and location of existing and proposed driveways and curb cuts
- 4-Approval of Soil Conservation District
- 5-Permit from Department of Environmental Protection
- 6-Permit from Department of Transportation

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () John Montel () Harry Hillenius ()

Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

COMPLETENESS HEARING None

APPLICATION HEARING None

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS

- Review of Application Requirements Checklist (Schedule C)
- 2023 RFQs for Board Professionals

NEW BUSINESS None

OPEN MEETING TO PUBLIC

ADJOURNMENT

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()

Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()

Vice Chairperson Anthony Klymenko () John Montel () Harry Hillenius ()

Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()