

MAYWOOD PLANNING BOARD
AGENDA
November 3, 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 October 27, 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

None

CORRESPONDENCE

1. 10/25/22 letter from Geraldine Byrne of Bergen County Soil Conservation District Re: Briarcliff Avenue Roadway Improvements Plan Approval
2. 10/27/22 email from Stephen P. Sinisi, Esq. Re: 217 Realty, LLC 217 Hergesell Avenue Revised Public Notice

RESOLUTION

None

COMPLETENESS HEARING

None

APPLICATION HEARING

SHDK, LLC

24-30 West Pleasant Avenue

Block 79, Lots 3 & 4

Calendar #2020-12

Variance & Site Plan Applications

Variances:

1-Use variance to allow a total of 5 residential units and 3 commercial units where the subject property is split zoned between the RC Restricted Commercial Business District and GA Garden Apartment District

2-Lot area variance for Lot 3 (Garden Apartment GA Zone) existing lot area of 6,369 square feet where 7,500 square feet minimum is required

3-Lot width variance for Lot 3 (Garden Apartment GA Zone) existing lot width of 60' where 75' minimum is required

4-Rear yard setback variance for Lot 3 (Garden Apartment GA Zone) existing 0' where 20' minimum is required

5-Side yard setback variance for Lot 3 (Garden Apartment GA Zone) existing 0' where 10' minimum is required

6-Rear yard setback variance for Lot 4 (Restricted Commercial RC Zone) existing 4.14' where 20' minimum is required

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 ()

INFORMAL HEARING

None

CLOSED SESSION

None

OLD BUSINESS

- Review of Application Requirements Checklist (Schedule C)

NEW BUSINESS

- 2023 Meeting Schedule

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 ()

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 ()