

MAYWOOD PLANNING BOARD
AGENDA
November 5, 2020

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 November 21, 2019. 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.

On October 21, 2020, adequate notice of this meeting being conducted via the “Zoom” online meeting platform in lieu of its in-person meeting which was previously advertised in the Council Chambers of the Maywood Municipal Building was posted at the entrance to the Maywood Municipal Building, filed with the Borough Clerk, sent to the Mayor and Council, Borough Administrator, Borough Attorney and Board Attorney, forwarded to the Our Town and The Record newspapers for publication, posted on the Borough website and distributed to all persons, if any, requesting copies of the same pursuant to the Open Public Meetings Act.

This meeting is being recorded 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.”

FLAG SALUTE

ROLL CALL

Chairman Frank Lichtenberger	()
Vice Chairperson Charlotte Panny	()
Mayor Richard Bolan	()
Councilperson Ryan Ullman	()
Gary Neumann	()
Paul Kuhn	()
John Montel	()
Harry Hillenius	()
Rick DeHeer	()
Peter Cicarelli Alt. #1	()
Secretary Anthony Klymenko Alt. # 2	()
Daniel Nemecek Alt. # 3	()
John Gargagliano Alt. #4	()
Tara Grunstra, Board Secretary	()
James Mazzer, 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	()

APPROVAL OF MINUTES None

BILLS None

CORRESPONDENCE

- 10/20/20 memorandum from Board Planner Michael Kauker Re: GFR Maywood, LLC 18 West Passaic Street and 521 Maywood Avenue Planning Review
- 10/27/20 Adopted Resolution #165-20 Resolution Authorizing the Planning Board to Remove Various Properties from the Study to Determine if Certain Properties are Eligible to be Designated as a Non-Condensation Area in Need of Redevelopment in the Borough of Maywood
- 10/28/20 letter from Steven C. Schepis, Esq. to Mayor Richard Bolan and Borough Council Members Re: Empire Real Estate Holdings, Inc. Request to Utilize Right-of-Way

RESOLUTION

Stepan Company
 100 West Hunter Avenue
 Block 124, Lots 31-33 & 40-48
Calendar #2020-07
Variance & Site Plan Applications

Motion by: _____
 Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairperson Charlotte Panny ()
 Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Paul Kuhn () John Montel () Harry Hillenius () Rick DeHeer ()
 Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
 John Gargagliano ()

COMPLETENESS HEARING None

APPLICATION HEARING **Derek Eisenberg**
 121 Belle Avenue
 Block 64, Lot 13
Calendar #2020-09
Variance Application

Motion by: _____
 Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairperson Charlotte Panny ()
 Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
 Paul Kuhn () John Montel () Harry Hillenius () Rick DeHeer ()
 Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
 John Gargagliano ()

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS

None

NEW BUSINESS

None

OPEN MEETING TO PUBLIC

ADJOURNMENT

Motion by: _____

Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairperson Charlotte Panny ()
Mayor Richard Bolan () Councilperson Ryan Ullman () Gary Neumann ()
Paul Kuhn () John Montel () Harry Hillenius () Rick DeHeer ()
Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
John Gargagliano ()