

**MAYWOOD PLANNING BOARD
MINUTES
November 7, 2024**

A regular meeting of the Maywood Planning Board was held on Thursday, November 7, 2024 in the Council Chambers of the Maywood Municipal Building, 15 Park Avenue, Maywood, New Jersey at 7:30pm. “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 7, 2023. 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 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.”

Flag Salute

Call to Order

The meeting was called to order at 7:30pm with the following members present:

Mayor’s Designee Jacqueline DeMuro

Chairperson Charlotte Panny

Vice Chairperson Anthony Klymenko

Secretary Gary Neumann

Douglas Herrick

Thomas Lindenau

Thomas Anzevino

Rick DeHeer

Farhana Choudhury

Board Attorney John Ferraro

Approval of Minutes

Douglas Herrick made a motion to accept the minutes from the October 24, 2024 meeting.

Rick DeHeer seconded the motion.

All eligible members present voted in favor of the motion.

Bills

Secretary Gary Neumann made a motion to accept payment of the bills.

Thomas Lindenau seconded the motion.

All eligible members present voted in favor of the motion.

Correspondence

1. 10/23/24 Introduced Borough Ordinance #12-24 Amending Chapter 169 Land Use Fees
2. 10/25/24 memorandum from Board Planner Michael F. Kauker Re: Borough Ordinances #8-24 and #9-24
3. 10/28/24 letter from Board Engineer Gregory Polyniak Re: Tesla 1 Bergen Town Center Resolution Compliance Review
4. 10/30/24 letter from Board Engineer Gregory Polyniak Re: Filip Kristani 44 Parkway Completeness & Engineering Review

5. 11/5/24 letter from Board Engineer Gregory Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Resolution Compliance Review
6. 11/6/24 letter from Board Attorney John W. Ferraro Re: Filip Kristani 44 Parkway 11/7/24 Hearing Adjourned to 1/23/25

Resolution

TRB Associates

145 West Passaic Street
Block 83, Lots 15 & 16

Calendar #2022-03A

Amended Site Plan Application

Reduced the number of parking spaces from 8 to 7
Revised parking lot layout

Chairperson Charlotte Panny made a motion to memorialize the resolution.

Douglas Herrick seconded the motion.

All eligible members voted in favor of the motion.

Completeness Hearing

None

Application Hearing

Filip Kristani

44 Parkway
Block 62, Lot 4

Calendar #2023-11

Variance Application

Minimum Front Yard Setback (25’ minimum required vs. 21’ proposed)
Maximum Building Coverage (30% maximum permitted vs. 30.80% proposed)

Board Attorney John Ferraro announced that the hearing had been adjourned to the 1/23/25 meeting with no need for additional notice.

Informal Hearing

None

Old Business

- 2025 Meeting Schedule
 - Thomas Anzevino made a motion to approve the 2025 meeting schedule
 - Vice Chairperson Anthony Klymenko seconded the motion
 - All eligible members present voted in favor of the motion

New Business

- Distribution of Calendar #2024-08 The Grass Cab LLC 949 Spring Valley Road Site Plan Application
- Distribution of revised architectural plans for #2023-11 Filip Kristani 44 Parkway Variance Application

Open Meeting to the Public

Closed Session

None

Adjournment

A motion to adjourn the meeting was made by Mayor's Designee Jacqueline DeMuro. Douglas Herrick seconded the motion. All eligible members present voted in favor of the motion. The meeting was adjourned at 7:38 pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary