

MAYWOOD PLANNING BOARD
AGENDA
December 2, 2021

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 September 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

ROLL CALL

Chairman Frank Lichtenberger	()
Vice Chairperson Charlotte Panny	()
Mayor Richard Bolan	()
Councilperson Ryan Ullman	()
Gary Neumann	()
Paul Kuhn	()
John Montel	()
Harry Hillenius	()
Secretary Anthony Klymenko	()
Peter Cicarelli Alt. #1	()
John Gargagliano Alt. #3	()
Geoffrey Smith 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

November 4, 2021

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 () Secretary Anthony Klymenko ()
Peter Cicarelli () John Gargagliano () Geoffrey Smith ()

BILLS

Planning Board Legal

McNally, Yaros, Kaczynski & Lime LLC	\$ 1,097.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 181.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
Neglia Engineering Associates	\$ 48.75
2021 Budget Balance	\$ 83.75

Calendar #2019-05

Maybrook Gardens-Maybrook II

Maybrook Drive

Block 131, Lot 10

McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
Current Escrow Balance	\$ 399.75

Calendar #2020-03

Empire Real Estate Holdings

191 West Central Avenue

Block 122, Lots 15 & 16.01

Neglia Engineering Associates	\$ 330.00
Current Escrow Balance	\$ 3,606.60

Calendar #2020-13

GFR Maywood, LLC

18 West Passaic Street &

521 Maywood Avenue

Block 96, Lots 7 & 8

McNally, Yaros, Kaczynski & Lime LLC	\$ 46.50
Neglia Engineering Associates	\$ 1,522.50
Current Escrow Balance	\$ 0.00

Calendar #2020-14

Maywood Sherwood Village, LLC

11 West Passaic Street

Block 79, Lots 1 & 2

McNally, Yaros, Kaczynski & Lime LLC	\$ 325.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 604.50
Neglia Engineering Associates	\$ 438.75
Our Town Newspaper	\$ 18.00
Current Escrow Balance	\$ 1,224.00

Calendar #2021-02

Filip Kristani

44 Parkway

Block 62, Lot 4

McNally, Yaros, Kaczynski & Lime LLC \$ 77.50

Current Escrow Balance \$ 0.00

Calendar #2021-06

Helian Wang

203 Prospect Avenue

Block 88, Lot 24

McNally, Yaros, Kaczynski & Lime LLC \$ 1,069.50

Current Escrow Balance \$ 0.00

Calendar #2021-09

John & Lisa Sadowski

371 Golf Avenue

Block 102, Lot 39

McNally, Yaros, Kaczynski & Lime LLC \$ 248.00

Our Town Newspaper \$ 18.00

Current Escrow Balance \$ 0.00

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 () Secretary Anthony Klymenko ()

Peter Cicarelli () John Gargagliano () Geoffrey Smith ()

CORRESPONDENCE

- 11/9/21 Borough of Maywood Adopted Ordinance #17-21 Amending Borough Code Section 209-37 Primary Intended Uses to Clarify Zoning Designations of Portions of Block 124, Lots 30 & 34 and Amending Borough Code Section 209-39 Garages and Off-Street Parking in the Limited Light Industrial (LL) District
- 11/9/21 Borough of Maywood Adopted Ordinance #18-21 Adding Part 5 to Borough Code at Section 209-100 Authorizing and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces
- 11/10/21 Borough of Paramus Ordinance #2021-40 Amending the Redevelopment Plan for Nursery Properties
- 11/30/21 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty 149-151 Maywood Avenue Completeness, Planning & Engineering Review

RESOLUTION

None

COMPLETENESS HEARING

None

APPLICATION HEARING

None

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS None

NEW BUSINESS

- Revised 2022 Meeting Schedule
 - 8/25/2022 meeting omitted

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 () Secretary Anthony Klymenko ()
Peter Cicarelli () John Gargagliano () Geoffrey Smith ()

- January-March 2022 Meetings In-Person or Virtual

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 () Secretary Anthony Klymenko ()
Peter Cicarelli () John Gargagliano () Geoffrey Smith ()