

MAYWOOD PLANNING BOARD
AGENDA
December 3, 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	()
Borough Fair Share Housing Counsel Patrick McNamara – Scarinci Hollenbeck	()

APPROVAL OF MINUTES

October 22, 2020

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 ()

APPROVAL OF MINUTES

November 5, 2020

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 ()

BILLS

Planning Board Miscellaneous

Our Town Newspaper \$ 71.14
Tara Grunstra \$ 10.00
2020 Budget Balance \$ 3,720.61

Planning Board Legal

Neglia Engineering Associates \$ 253.50
Neglia Engineering Associates \$ 58.50
McNally, Yaros, Kaczynski & Lime LLC \$ 3,136.00
2020 Budget Balance (\$ 1,682.25)

Calendar #2017-14A

Outfront Media, LLC

99 West Essex Street

Block 125, Lot 1

Our Town Newspaper \$ 18.00
McNally, Yaros, Kaczynski & Lime LLC \$ 511.50
Current Escrow Balance \$ 536.25

Calendar #2019-14

Zion Evangelical Lutheran Church

120 East Pleasant Avenue

Block 77, Lot 8

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00
Current Escrow Balance \$ 0.00

Calendar #2020-01

NYCE Tattoos

946 Spring Valley Road

Block 2, Lot 5

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00

Current Escrow Balance \$ 3,725.50

Calendar #2020-02

The Little Locust

100 West Pleasant Avenue

Block 82, Lot 6

Amanda Della Fave/The Little Locust \$ 8.00

Current Escrow Balance \$ 0.00

Calendar #2020-03

Empire Real Estate Holdings/

Silverstar Alloy Wheel Repair

191 West Central Avenue

Block 122, Lots 15 & 16.01

Neglia Engineering Associates \$ 232.50

Current Escrow Balance \$ 361.75

Calendar #2020-07

Stepan Company

100 West Hunter Avenue

Block 124, Lots 31-33 & 40-48

Neglia Engineering Associates \$ 911.25

Our Town Newspaper \$ 18.00

McNally, Yaros, Kaczynski & Lime LLC \$ 635.50

Kauker & Kauker LLC \$ 130.00

Current Escrow Balance \$ 2,555.25

Calendar #2020-08

Beverly Patrizze

116 Cedar Avenue

Block 5, Lot 14

Neglia Engineering Associates \$ 281.25

Current Escrow Balance \$ 0.00

Calendar #2020-12

SHDK, LLC

24-30 West Pleasant Avenue

Block 79, Lot 4

Kauker & Kauker LLC \$ 130.00

Current Escrow Balance \$ 1,682.50

**Calendar #2020-13
GFR Maywood, LLC
18 West Passaic Street &
521 Maywood Avenue
Block 96, Lots 7 & 8**

Neglia Engineering Associates	\$ 1,830.00
Kauker & Kauker LLC	\$ 975.00
Neglia Engineering Associates	\$ 405.00
Kauker & Kauker LLC	\$ 845.00
Current Escrow Balance	\$ 195.00

**Calendar #2020-14
Maywood Sherwood Village, LLC
11 West Passaic Street
Block 79, Lots 1 & 2**

Neglia Engineering Associates	\$ 750.00
Current Escrow Balance	\$ 2,690.00

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 () Rick DeHeer ()
Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
John Gargagliano ()

CORRESPONDENCE

- 11/9/20 letter from Board Recording Secretary Tara Grunstra Re: NYCE Tattoos 946 Spring Valley Road Completeness Materials Deadline
- 11/10/20 Adopted Ordinance #18-20 An Ordinance to Amend Chapter 209 Article VII of the Borough of Maywood Code to Add Subchapter 41.4 Governing Electric Vehicle Charging Stations in the Borough of Maywood, State of New Jersey
- 11/19/20 letter and exhibit from Joseph R. Torre Re: Ultimate Force, LLC, et al. v. Zoning/Planning Board of Borough of Maywood, et als.
- 11/20/20 letter from Hal Simoff Re: GFR Maywood, LLC 18 West Passaic Street & 521 Maywood Avenue Traffic Assessment
- 11/24/20 letter from Board Engineer Gregory J. Polyniak Re: GFR Maywood, LLC 18 West Passaic Street & 521 Maywood Avenue Completeness, Planning and Engineering Review
- 11/24/20 letter from Board Engineer Gregory J. Polyniak Re: NYCE Tattoos 946 Spring Valley Road Engineering Review

RESOLUTION #1

Empire Real Estate Holdings, Inc.
191 West Central Avenue
Block 122, Lots 15 & 16.01
Calendar #2020-03
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 ()

RESOLUTION #2

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 ()

COMPLETENESS HEARING None

HEARING

Non-Condensation Preliminary Investigation
Area in Need of Redevelopment Study
East Hunter Avenue
Block 126, Lots 43-45
Block 127, Lots 1-3
Block 131, Lots 16 & 17

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 ()

APPLICATION HEARING

GFR Maywood, LLC

18 West Passaic Street & 521 Maywood Avenue
Block 95, Lots 7 & 8

Calendar #2020-13

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 ()

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 ()