

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**December 7, 2017**

**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 23, 2016. 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.”

**FLAG SALUTE**

**ROLL CALL**

- Frank Lichtenberger, Chairman ( )
- Paul Kuhn, Vice Chairman ( )
- Charlotte Panny, Secretary ( )
- Mayor Adrian Febre ( )
- Councilman Rick DeHeer ( )
- Gary Neumann ( )
- John Montel ( )
- Harry Hillenius ( )
- Charles Goebel ( )
- John McManus Alt. # 1 ( )
- 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 David Gleassey – Remington, Vernick & Arango Engineers ( )
- Board Planner Michael Kauker – Kauker and Kauker, LLC ( )

**APPROVAL OF MINUTES**      November 2, 2017

Motion by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_

Roll Call Vote:

- Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )
- Secretary Charlotte Panny ( ) Mayor Adrian Febre ( ) Councilman Rick DeHeer ( )
- Gary Neumann ( ) John Montel ( ) Harry Hillenius ( ) Charles Goebel ( )
- John McManus ( ) Anthony Klymenko ( ) Daniel Nemecek ( ) John Gargagliano ( )

**BILLS**

**Engineering Services & Costs (COAH)**  
Kauker & Kauker, LLC \$ 3,087.50

**Empire Real Estate Holdings**  
**191 West Central Avenue**  
**Block 122, Lots 15 & 16.01**  
Remington & Vernick \$ 641.00  
Current Escrow Balance \$ 786.00

**Maywood Veterinary Clinic**  
**125 East Passaic Street**  
**Block 77, Lot 19**  
Return of Escrow Balance \$ 2,175.00  
Current Escrow Balance \$ 0.00

**Riverside Medical Group**  
**1 Maywood Avenue**  
**Block 124, Lot 6.01**  
Giblin & Gannaio, LLC \$ 3,000.00  
Current Escrow Balance \$ 1,349.50

**Angela Marchese (Bel Fiore Boutique)**  
**15 West Pleasant Avenue**  
**Block 61, Lot 34**  
McNally, Yaros, Kaczynski & Lime LLC \$ 120.00  
Current Escrow Balance \$ 0.00

Motion by: \_\_\_\_\_  
Seconded by: \_\_\_\_\_

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )  
Secretary Charlotte Panny ( ) Mayor Adrian Febre ( ) Councilman Rick DeHeer ( )  
Gary Neumann ( ) John Montel ( ) Harry Hillenius ( ) Charles Goebel ( )  
John McManus ( ) Anthony Klymenko ( ) Daniel Nemecek ( ) John Gargagliano ( )

**CORRESPONDENCE**

- 11/7/17 letter from Dr. Jay Buchholz Re: Maywood Veterinary Clinic 125 East Passaic Street Request for Return of Escrow Balance
- 11/7/17 Freshwater Wetlands Application Notification Letter for PSE&G
- 11/16/17 letter from Steven C. Schepis Re: Empire Real Estate Holdings 191 West Central Avenue Application Documentation for Board Planner Michael Kauker
- 11/21/17 letter from Board Engineer David Gleassey Re: Empire Real Estate Holdings 191 West Central Avenue Revised Site Plan Review
- 11/21/17 memo from Maywood Police Department Chief David Pegg Re: Empire Real Estate Holdings 191 West Central Avenue
- 11/24/17 memo from Board Planner Michael Kauker Re: Empire Real Estate Holdings 191 West Central Avenue

- 11/27/17 email from Dave Egarian Re: Empire Real Estate Holdings 191 West Central Avenue Revised Site Plan

**RESOLUTION**

**Maywood Joint Venture**

29 Essex Street  
Block 124, Lot 5

**Calendar #2017-12**

**Minor Site Plan Application**

Resolution updated to reflect factual testimony

Motion by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )  
Secretary Charlotte Panny ( ) Mayor Adrian Febre ( ) Councilman Rick DeHeer ( )  
Gary Neumann ( ) John Montel ( ) Harry Hillenius ( ) Charles Goebel ( )  
John McManus ( ) Anthony Klymenko ( ) Daniel Nemecek ( ) John Gargagliano ( )

**INFORMAL HEARING**

Luminita Fulop  
653 Maywood Avenue  
Block 61, Lot 23

**HEARING**

**Empire Real Estate Holdings, Inc.**

191 West Central Avenue  
Block 122, Lots 15 & 16.01

**Calendar #2016-15**

**Use Variance, Bulk Variances and Site Plan Applications**

Permit use of the subject property/existing building for office and warehouse and outdoor parking of ambulance and ambulance type vehicles

Motion by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )  
Secretary Charlotte Panny ( ) Mayor Adrian Febre ( ) Councilman Rick DeHeer ( )  
Gary Neumann ( ) John Montel ( ) Harry Hillenius ( ) Charles Goebel ( )  
John McManus ( ) Anthony Klymenko ( ) Daniel Nemecek ( ) John Gargagliano ( )

**CLOSED SESSION**

Closed Session Resolution # 2017-XX

BE IT RESOLVED by the Planning Board of the Borough of Maywood, pursuant to the provisions of the Open Public Meetings Act, that the Maywood Planning Board met in closed session to discuss the following subject matter(s):

which subject matter(s) is (are) permitted to be discussed in closed session pursuant to the following designated sub-section(s) of Section 7 of the Open Public Meetings Act:

- Sub-section 1 dealing with material rendered confidential by express provision of Federal or State law
- Sub-section 2 covering a matter in which release of information would impair a right to receive federal funds
- Sub-section 3 involving disclosure of material that would constitute an unwarranted invasion of privacy, including material related to an individual's personal and family circumstances, without the express written consent of the individual involved
- Sub-section 4 pertaining to collective bargaining agreements and the terms, conditions and negotiations thereof
- Sub-section 5 dealing with the acquisition of real property, the setting of bank rates, or the investment of public funds where discussion thereof would adversely affect the public interest
- Sub-section 6 dealing with tactics and techniques used in protecting the safety and property of the public where disclosure could impair such protection or investigation of violation of the law
- Sub-section 7 dealing with pending or anticipated litigation, contract negotiations, or matters falling within the attorney-client privilege
- Sub-section 8 concerning personnel matters dealing with employment, appointment, termination, or terms and conditions of employment of any person or persons, or the evaluation, promotion or disciplining of employees unless all employees involved consent to disclosure thereof
- Sub-section 9 involving deliberations after public hearing on a matter which may result in the imposition of a civil penalty or the suspension or loss of a license

AND BE IT FURTHER RESOLVED that, as precisely as can be determined at this time, the discussion conducted in the said closed session can be disclosed to the public upon taking final action thereon, provided disclosure shall not violate the attorney-client privilege or constitute an undue invasion of privacy; and

BE IT FURTHER RESOLVED that the Planning Board of the Borough of Maywood

- Will return to open session after this meeting.
- Do not envision that they will return to open session after this meeting but reserves the right to do so.

To go into Closed Session:

