

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**February 25, 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 December 7, 2020. 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.”

**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	( )
Peter Cicarelli Alt. #1	( )
Secretary Anthony Klymenko Alt. # 2	( )
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**

January 28, 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 ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**BILLS**

**Planning Board Miscellaneous**  
Our Town Newspaper \$ 64.60  
North Jersey Media Group \$ 93.60  
2021 Budget Balance \$ 5,525.80

**Planning Board Legal**  
McNally, Yaros, Kaczynski & Lime LLC \$ 278.50  
2021 Budget Balance \$13,812.50

**Calendar #2018-04**  
**My Home Adult Day Care Inc.**  
**37 Brook Avenue**  
**Block 107, Lot 23**  
My Home Adult Day Care Inc. \$ 92.00  
Current Escrow Balance \$ 0.00

**Calendar #2020-01**  
**NYCE Tattoos**  
**946 Spring Valley Road**  
**Block 2, Lot 5**  
Kauker & Kauker, LLC \$ 585.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 170.50  
Current Escrow Balance \$ 1,377.50

**Calendar #2020-03**  
**Empire Real Estate Holdings/**  
**Silverstar Alloy Wheel Repair**  
**191 West Central Avenue**  
**Block 122, Lots 15 & 16.01**  
McNally, Yaros, Kaczynski & Lime LLC \$ 527.00  
Current Escrow Balance \$ 2,400.75\*  
\*Waiting on escrow replenishment

**Calendar #2020-12**  
**SHDK, LLC**  
**24-30 West Pleasant Avenue**  
**Block 79, Lot 4**  
Kauker & Kauker, LLC \$ 130.00  
Current Escrow Balance \$ 1,357.50

**Calendar #2020-13**  
**GFR Maywood, LLC**  
**18 West Passaic Street &**  
**521 Maywood Avenue**  
**Block 96, Lots 7 & 8**  
Kauker & Kauker, LLC \$ 785.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 372.00  
Kauker & Kauker, LLC \$ 585.00  
Current Escrow Balance \$ 1,224.00

**Calendar #2020-16  
Arya Realty Holdings, LLC  
138-140 West Pleasant Avenue  
Block 83, Lots 3 & 4**

Neglia Engineering Associates	\$ 1,005.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
Current Escrow Balance	\$ 2,780.00

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

**CORRESPONDENCE**

- 1/28/21 Defendant's Brief in Opposition to Plaintiff's Motion for Reconsideration on Ultimate Force, LLC and Arpad Kertesz v. Zoning Board of the Borough of Maywood and 200 Route 17, LLC
- 1/28/21 letter from Board Recording Secretary Tara Grunstra Re: NYCE Tattoos 946 Spring Valley Road Hearing Date Rescheduled to 3/4/21
- 1/28/21 letter from Joseph J. Haskins, Jr. Re: Area in Need of Redevelopment Study
- 1/28/21 letter from Board Attorney Kara Kaczynski Re: Opposition Brief to Motion for Reconsideration on Ultimate Force, LLC and Arpad Kertesz v. Zoning Board of the Borough of Maywood and 200 Route 17, LLC
- 1/29/21 letter from Board Recording Secretary Tara Grunstra Re: L.M.G., LLC 945 Spring Valley Road Application Withdrawal and Return of Fees
- 1/29/21 letter from Brian M. Chewcaskie Re: NYCE Tattoos 946 Spring Valley Road Rescheduled Hearing Date to 3/4/21
- 2/2/21 letter from Board Engineer Gregory J. Polyniak Re: Empire Real Estate Holdings, Inc. 191 West Central Avenue Completeness and Engineering Review
- 2/8/21 Court Order on Ultimate Force, LLC and Arpad Kertesz v. Zoning Board of the Borough of Maywood and 200 Route 17, LLC
- 2/17/21 letter from Board Engineer Gregory J. Polyniak Re: Donna Spezzaferra 462 Poplar Avenue Engineering Review

**RESOLUTION #1**

**Non-Condemnation 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:

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**RESOLUTION #2**

**GFR Maywood, LLC**

18 West Passaic Street & 521 Maywood Avenue  
Block 96, 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 ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**COMPLETENESS HEARING** None

**APPLICATION HEARING** None

**INFORMAL HEARING** None

**CLOSED SESSION** None

**OLD BUSINESS** None

**NEW BUSINESS**

- Public Commenting Policy for Electronic/Remote Public Meetings

**OPEN MEETING TO PUBLIC**

**ADJOURNMENT**

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

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
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