

**MAYWOOD PLANNING BOARD
MINUTES
February 7, 2019**

A regular meeting of the Maywood Planning Board was held on Thursday, February 7, 2019 in the Council Chambers of the John A. Steuert, Jr. Municipal Complex, 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 November 22, 2018. 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 the same pursuant to said act.”

Flag Salute

Call to Order

The meeting was called to order at 7:30pm with the following members present: Vice Chairperson Charlotte Panny, Councilman Richard Bolan, Gary Neumann, John Montel, Harry Hillenius, Rick DeHeer, Peter Cicarelli, Secretary Anthony Klymenko and John Gargagliano. Zoning Officer James Mazzer and Board Attorney Kara Kaczynski were also present.

Bills

Harry Hillenius made a motion to accept payment of the bills. John Montel seconded the motion. All eligible members present voted in favor of the motion.

Correspondence

- 1/31/19 letter from Lawrence Calli Re: Carvana 167 Route 17 North Application Withdrawn
- 2/6/19 memorandum from Board Planner Michael D. Kauker Re: 200 Route 17 LLC

Resolution

John Malandrucolo
40 West Passaic Street
Block 95, Lot 7
Calendar #2018-13
Variance Application

Secretary Anthony Klymenko made a motion to approve the resolution as written. John Montel seconded the motion. All eligible members present voted in favor of the motion.

Hearing

Patrick Izzo
14 East Fairmount Avenue
Block 34, Lot 1
Calendar #2018-16
Variance Application

John Gargagliano recused himself from the application and stepped down from the dais.

Patrick and Angela Izzo were sworn in. They would like to erect a 1-story addition to create a great room and powder room on the first floor of their home. Their plans originally called for a 2-story addition but they have decided not to pursue that option. Their house is oriented sideways on their property so they have large side yards but nonconforming front and rear yard setbacks. The proposed addition will not create any new nonconformities. There was some discussion about the shed being considered an accessory structure and if a side yard setback variance relief was required. Ultimately, it was determined that these reliefs were not required. Zoning Officer James Mazzer summarized the specific variance reliefs being sought:

- Front yard setback: 25' minimum required vs. 20.4' proposed (16.1' existing)
- Rear yard setback: 30' minimum required vs. 5' proposed (4.7' existing)

Vice Chairperson Panny invited the public to ask questions of the applicant and opened the hearing to the public to comment on the application but no one came forward.

Harry Hillenius made a motion to approve the application as proposed. Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion. Board Attorney Kaczynski advised the applicant that the resolution would be ready at the 3/7/19 meeting.

John Gargagliano rejoined the dais.

Closed Session None

Informal Hearing None

Old Business

New Business

Open Meeting to the Public

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. Rick DeHeer seconded the motion. The meeting was adjourned at 7:52pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary