

**MAYWOOD PLANNING BOARD  
MINUTES  
March 23, 2023**

A regular meeting of the Maywood Planning Board was held on Thursday, March 23, 2023 in the Council Chambers of the Maywood Municipal Building, 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 10, 2022. 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. 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**

**Call to Order**

The meeting was called to order at 7:31pm with the following members present: Councilperson Ryan Ullman (arrived @ 7:33pm), Chairperson Charlotte Panny, Secretary Gary Neumann, John Gargagliano, Harry Hillenius, Douglas Herrick, Thomas Anzevino and Rick DeHeer. Board Attorney Kara Kaczynski, Board Planner Michael Kauker and Borough Fair Share Housing Counsel Patrick McNamara were also present.

**Approval of Minutes**

John Gargagliano made a motion to accept the minutes from the February 23, 2023 meeting. Rick DeHeer seconded the motion. All eligible members present voted in favor of the motion.

Councilperson Ryan Ullman arrived at 7:33pm.

**Bills**

John Gargagliano made a motion to accept payment of the bills. Chairperson Charlotte Panny seconded the motion. All eligible members present voted in favor of the motion.

**Correspondence**

1. 2/23/23 letter from Board Attorney Kara Kaczynski Re: Daniel’s Law
2. 3/7/23 letter from Corey Klein Re: 200 Route 17, LLC
3. 3/15/23 letter from Borough of Paramus Borough Clerk Annemarie Krusznis Re: Introduced Ordinance #2023-15 Amending Chapter 429 Zoning
4. 3/16/23 letter from Board Engineer Gregory J. Polyniak Re: Henry Gonzales Andrade 774 Maywood Avenue Revised Completeness, Planning & Engineering Review
5. 3/21/23 letter from Board Recording Secretary Tara Grunstra Re: Henry Gonzales Andrade 774 Maywood Avenue Application Hearing Date 4/6/23
6. 3/21/23 email from Lori Haggerty of Bergen County Planning & Engineering Re: Bergen County Master Plan
7. 3/21/23 memorandum from Bruce R. Rosenberg, Esq. Re: 65 West Hunter Avenue Off-Site Parking

**Resolution #1**                                 **Marseppe, LLC**  
687 Elm Street  
Block 56, Lot 19  
**Calendar #2021-05A**  
**Minor Subdivision Application**  
Minor subdivision approval

Board Attorney Kara Kaczynski identified a minor typo with the date of tonight’s meeting that will be corrected. Harry Hillenius made a motion to memorialize the resolution and Chairperson Charlotte Panny seconded the motion. All eligible members present voted in favor of the motion.

**Resolution #2**                                 **Neal & Jenica Siniscalco**  
66 West Magnolia Avenue  
Block 119, Lot 17  
**Calendar #2022-12**  
**Variance Application**  
Maximum Building Height (2-1/2 stories maximum permitted vs. 3 stories proposed)

Board Attorney Kara Kaczynski identified a minor typo with the date of tonight’s meeting that will be corrected. Councilperson Ryan Ullman made a motion to memorialize the resolution and Douglas Herrick seconded the motion. All eligible members present voted in favor of the motion.

**Resolution #3**                                 **Stepan Company**  
100 West Hunter Avenue  
Block 124, Lots 31-33  
**Calendar #2020-07A**  
**Variance & Site Plan Applications**  
1 year extension of approval

Board Attorney Kara Kaczynski identified a minor typo with the date of tonight’s meeting that will be corrected. Douglas Herrick made a motion to memorialize the resolution and John Gargagliano seconded the motion. All eligible members present voted in favor of the motion.

**Completeness Hearing**                 None

**Application Hearing**                   None

**Informal Hearing**                       None

**Old Business**

- Review of Application Requirements Checklist (Schedule C)
  - Board Attorney Kaczynski advised that she will have an amendment recommendation prepared for the 4/6/23 meeting

**New Business**

- Distribution of Calendar #2023-03 Dario and Gema Campillo 20 Orchard Place Variance Application

## Open Meeting to the Public

### Closed Session

Rick DeHeer made a motion to go into Closed Session. Thomas Anzevino seconded the motion. All eligible members present voted in favor of the motion.

### **BOROUGH OF MAYWOOD PLANNING BOARD Closed Session Resolution # 2023-04**

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): Pending litigation

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.

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

Date of Passage: 3/23/23 Time: 7:39pm

Respectfully submitted,

Tara Grunstra  
Planning Board Recording Secretary