

**MAYWOOD PLANNING BOARD  
MINUTES  
March 24, 2022**

A regular meeting of the Maywood Planning Board was held on Thursday, March 24, 2022 via the “Zoom” online meeting platform at 7:30pm. “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 16, 2021. 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. The public commenting policy for electronic public meetings will also be followed as noted on the Borough website ([www.maywoodnj.com](http://www.maywoodnj.com)).”

**Flag Salute**

**Call to Order**

The meeting was called to order at 7:32pm with the following members present: Councilperson Ryan Ullman, Gary Neumann, Chairperson Charlotte Panny, Vice Chairperson Paul Kuhn, Secretary Anthony Klymenko, John Montel, Harry Hillenius, Douglas Herrick, Derek Eisenberg, Thomas Anzevino and Geoffrey Smith. Board Attorney Kara Kaczynski was also present.

**Approval of Minutes**

Vice Chairperson Paul Kuhn made a motion to accept the minutes from the February 24, 2022 meeting. Derek Eisenberg seconded the motion. All eligible members present voted in favor of the motion.

Vice Chairperson Paul Kuhn made a motion to accept the minutes from the March 3, 2022 meeting. Councilperson Ryan Ullman seconded the motion. All eligible members present voted in favor of the motion.

**Bills**

Harry Hillenius made a motion to accept payment of the bills. Vice Chairperson Paul Kuhn seconded the motion. All eligible members present voted in favor of the motion.

**Correspondence**

1. 5/21/21 letter from Eric V. Timsak of Bergen County Planning and Engineering Re: PSE&G 186 West Central Avenue Final Approval
2. 3/9/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #13-2022 Adopting 123 Anderson Street Redevelopment Plan for the Delineated Area Consisting of Block 425, Lot 1
3. 3/14/22 cover letter from James E. Jaworski for 3/10/22 Bohler Engineering Pedestrian Access Exhibit, 3/11/22 Atlantic Traffic & Design Supplemental Traffic Letter and Maywood Avenue Site Driveway Exhibit Re: Duke Realty 149-151 Maywood Avenue
4. 3/14/22 memorandum from Board Planner Kauker & Kauker Re: SHDK, LLC 24-30 West Pleasant Avenue Planning Review

5. 3/21/22 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty 149-151 Maywood Avenue Revised Completeness, Planning & Engineering Review
6. 3/22/22 memorandum from Board Planner Kauker & Kauker Re: Duke Realty 149-151 Maywood Avenue Planning Review
7. 3/23/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Request to Adjourn Hearing to 4/7/22 In-Person

**Resolution** None

**Completeness Hearing** None

**Application Hearing** **Duke Realty**  
 149-151 Maywood Avenue  
 Block 124, Lot 30  
**Calendar #2021-11**  
**Variance & Site Plan Applications**

Chairperson Charlotte Panny referenced the 3/23/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Request to Adjourn Hearing to 4/7/22 In-Person. Board Attorney Kara Kaczynski stated that the Applicant will be providing additional notice and publication that the 4/7/22 hearing will be in-person although not required to do so by Municipal Land Use Law (MLUL). She added that Board Traffic Engineer Brian Intindola will provide his traffic report prior to the hearing. Derek Eisenberg made the motion to adjourn the hearing to the following meeting on Thursday, 4/7/22 at 7:30pm in-person. Vice Chairperson Paul Kuhn seconded the motion. All eligible members present voted in favor of the motion.

**Informal Hearing** None

**Closed Session** None

**Old Business**

- Review of Application Requirements Checklist (Schedule C)
  - Chairperson Panny stated that Board Attorney Kaczynski has examples from other Boards and suggested that this item be tabled to the 4/7/22 meeting to allow her time to distribute to the Board

**New Business**

- Thursday, 5/26/22 Meeting Cancellation
  - Harry Hillenius made a motion to cancel the 5/26/22 meeting
  - John Montel seconded the motion and all eligible members present voted in favor of the motion

**Open Meeting to the Public**

- Rick DeHeer of 18 Hammell Place asked if the Board Traffic Engineer’s report would be available for public review
  - Board Attorney Kaczynski confirmed with Board Recording Secretary Tara Grunstra that the report will be posted to the Borough website when available
    - Board Attorney Kaczynski believes that it will be available early next week

- Chairperson Panny asked if the Board will continue to receive emailed public comments as the Board returns to in-person meetings
  - Board Attorney Kaczynski advised that the Board is no longer permitted to read emailed public comments into the record
    - She further explained that the public can read a statement into the record but must attend the meeting to do so
    - Board Recording Secretary Grunstra clarified that this rule applies to public comments already received and agreed to notify the individuals that had emailed comments

### **Adjournment**

A motion to adjourn the meeting was made by Harry Hillenius. Derek Eisenberg seconded the motion. All eligible members present voted in favor of the motion. The meeting was adjourned at 7:48pm.

Respectfully submitted,

Tara Grunstra  
Planning Board Recording Secretary