

MAYWOOD PLANNING BOARD
AGENDA
March 28, 2024
7:30pm

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 December 7, 2023. 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

ROLL CALL

Mayor Richard Bolan ()
Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman ()
Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko ()
Secretary Gary Neumann ()
Cynthia Petersen ()
John Gargagliano ()
Harry Hillenius ()
Douglas Herrick ()
Thomas Lindenau Alt. #1 ()
Thomas Anzevino Alt. # 2 ()
Rick DeHeer Alt. #3 ()
Farhana Hassan Choudhury Alt. #4 ()
Tara Grunstra, Board Recording Secretary ()
Board Attorney Kara Kaczynski – McNally, Yaros, Kaczynski & Lime, LLC ()
Board Engineer Gregory Polyniak – Neglia Engineering Associates ()
Board Planner Michael Kauker – Kauker and Kauker, LLC ()
Borough Fair Share Housing Counsel Patrick McNamara – Scarinci Hollenbeck ()

APPROVAL OF MINUTES February 22, 2024

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
Farhana Hassan Choudhury ()

BILLS

Planning Board Legal

Neglia Engineering Associates \$ 109.45
2024 Budget Balance \$15,704.55

Calendar #2020-13

GFR Maywood, LLC

521 Maywood Avenue

Block 96, Lots 7 & 8

McNally, Yaros, Kaczynski & Lime LLC \$ 155.00
Current Escrow Balance \$ 0.00

Calendar #2021-11

Duke Realty

149-151 Maywood Avenue

Block 124, Lot 30

Neglia Engineering Associates \$ 855.00
Current Escrow Balance \$ 4,261.50

Calendar #2023-10

Kine Buds Maywood, LLC

113 East Passaic Street

Block 77, Lot 2

Neglia Engineering Associates \$ 688.50
Current Escrow Balance \$ 1,563.50

Calendar #2023-14

Mady Properties, LLC

930 Spring Valley Road

Block 2, Lots 1 & 2

McNally, Yaros, Kaczynski & Lime LLC \$ 20.00
McNally, Yaros, Kaczynski & Lime LLC \$ 196.00
Neglia Engineering Associates \$ 1,609.25
Current Escrow Balance \$ 2,424.75

**Calendar #2023-15
JW Congregation Support, Inc.
439 Maywood Avenue
Block 103, Lot 7**

McNally, Yaros, Kaczynski & Lime LLC	\$	31.00
McNally, Yaros, Kaczynski & Lime LLC	\$	30.00
McNally, Yaros, Kaczynski & Lime LLC	\$	227.00
Neglia Engineering Associates	\$	2,283.50
Neglia Engineering Associates	\$	712.00
Current Escrow Balance	\$	966.50

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
Farhana Hassan Choudhury ()

CORRESPONDENCE

1. 3/8/24 letter from Board Engineer Gregory J. Polyniak Re: Stepan Company 100 West Hunter Avenue Revised Resolution Compliance Review
2. 3/11/24 letter from Board Engineer Gregory J. Polyniak Re: Stepan Company 100 West Hunter Avenue Bond Letter and Estimate
3. 3/11/24 letter from Eric V. Timsak of Bergen County Department of Planning & Engineering Re: Stepan Company 100 West Hunter Avenue Site Plan Exemption
4. 3/11/24 UE Bergen East LLC Bergen Town Center 3/21/24 Paramus Planning Board Hearing Public Notice
5. 3/12/24 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty/Prologis 149-151 Maywood Avenue Resolution Compliance Review
6. 3/19/24 City of Hackensack Introduced Ordinance #14-2024 Amending 321 Main Street Redevelopment Plan
7. 3/21/24 Capizzi Re Filip Kristani 44 Parkway Hearing Adjournment Request to 4/25/24 Meeting
8. 3/21/24 Capizzi Re Filip Kristani 44 Parkway Hearing Adjournment Request to 5/23/24 Meeting
9. 3/21/24 New Jersey League of Municipalities Article Titled "Governor Signs Affordable Housing Bill Package"
10. 3/21/24 letter from Shade Tree Commission Re: JW Congregation Support, Inc. 439 Maywood Avenue Shade Tree Commission Review
11. 3/27/24 Adopted Borough Resolution #88-24 Authorizing Area in Need of Re-development Study

RESOLUTION #1

2023 Annual Report of Action

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
Farhana Hassan Choudhury ()

RESOLUTION #2

JW Congregation Support, Inc.

439 Maywood Avenue
Block 103, Lot 7

Calendar #2023-15

Variance & Site Plan Applications

Bulk Variances & Design Waivers/Exceptions:

1-Parking space dimension (9' x 18' required vs. 7.6' x 17.6' proposed)

2-Curb width (8" on top/9" on bottom required vs. 6" on top/8" on bottom proposed)

3-Curb cut width (19' maximum permitted vs. 22.8' proposed/existing)

4-Number of curb cuts (2 maximum permitted vs. 3 proposed/existing)

5-Turn around access to/from driveways on County roads (1 required vs. 0 proposed/existing)

6-Impervious lot coverage (65% maximum permitted vs. 73.4% proposed)

7-Impervious coverage of front, side and rear yard (40% maximum permitted vs. 69.8% proposed)

8-Number of wall mounted signs (1 permitted vs. 3 proposed)

9-Freestanding sign area (12 square feet maximum permitted vs. 32 square feet proposed)

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
Farhana Hassan Choudhury ()

COMPLETENESS HEARING

None

MEMORIAL SCHOOL ADDITION

Board Review and Recommendation pursuant to N.J.S.A. 40:44D-31

Motion by: _____
Seconded by: _____

Roll Call Vote:

- Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
- Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
- Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
- Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
- Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
- Farhana Hassan Choudhury ()

APPLICATION HEARING

Filip Kristani

44 Parkway
Block 62, Lot 4

Calendar #2023-11

Variance Application

Minimum Front Yard Setback (25’ minimum required vs. 19.5’ proposed)

Maximum Lot Coverage (30% maximum permitted vs. 30.8% proposed)

Motion by: _____
Seconded by: _____

Roll Call Vote:

- Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
- Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
- Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
- Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
- Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
- Farhana Hassan Choudhury ()

INFORMAL HEARING

None

OLD BUSINESS

- Amended Application, Checklist and Fee Schedule

NEW BUSINESS

- Affordable Housing Legislation Update
- 3/27/24 Adopted Borough Resolution #88-24 Authorizing Area in Need of Re-development Study
- Distribution of Calendar #2024-01 Tesla 1 Bergen Town Center Variance & Site Plan Applications
- Cancellation of 4/4/24 Meeting

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
Farhana Hassan Choudhury ()

OPEN MEETING TO PUBLIC

CLOSED SESSION

Closed Session Resolution # 2024-02

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): Personnel matters

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
- (X) 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.

To go into Closed Session:

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko () Secretary Gary Neumann ()
Cynthia Petersen () John Gargagliano () Harry Hillenius () Douglas Herrick ()
Thomas Lindenau () Thomas Anzevino () Rick DeHeer ()
Farhana Hassan Choudhury ()