

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**March 3, 2022**

**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 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**

**ROLL CALL**

Mayor Richard Bolan	( )
Councilperson Ryan Ullman	( )
Gary Neumann	( )
Chairperson Charlotte Panny	( )
Vice Chairperson Paul Kuhn	( )
Secretary Anthony Klymenko	( )
John Montel	( )
Harry Hillenius	( )
Douglas Herrick	( )
Derek Eisenberg Alt. #1	( )
Thomas Anzevino Alt. # 2	( )
John Gargagliano Alt. #3	( )
Geoffrey Smith Alt. # 4	( )
Tara Grunstra, Board Secretary	( )
TBD, 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**

February 3, 2022

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

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

Roll Call Vote:

Mayor Richard Bolan ( ) 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 ( ) John Gargagliano ( )  
Geoffrey Smith ( )

**BILLS**

None

**CORRESPONDENCE**

1. 1/26/22 letter from City of Hackensack City Clerk Deborah Karlsson Re: Ordinance #04-2022 Revising Chapter 175 Zoning
2. 2/24/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #06-2022 Adopting Amended Lot T Redevelopment Plan for the Delineated Redevelopment Area Consisting of Block 305, Lot 2 Under the City’s Scattered Sites Redevelopment Designation for the Development of Inclusionary Affordable Housing
3. 2/24/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #14-2022 Amending City of Hackensack Redevelopment Plan Governing the Main Street Area in Need of Rehabilitation
4. 2/25/22 email from Maywood Green Team Vice Chairperson Tara Grunstra Re: Borough of Maywood Resolution #60-22 Authorizing Municipal Support of NJ Wildlife Action Plan
5. 2/28/22 letter from Maywood Police Chief Terence R. Kenny Re: Duke Realty 149-151 Maywood Avenue Maywood Police Department Review
6. 3/1/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Request to Adjourn Hearing to 3/24/22
7. 3/2/22 letter from Borough resident Rick DeHeer Re: Request for Planning Board to Return to In-Person Meetings

**RESOLUTION**

None

**COMPLETENESS HEARING**

None

**APPLICATION HEARING**

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

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

Roll Call Vote:

Mayor Richard Bolan ( ) 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 ( ) John Gargagliano ( )  
Geoffrey Smith ( )

**INFORMAL HEARING**                      None

**CLOSED SESSION**                      None

**OLD BUSINESS**

- Review of Application Requirements Checklist (Schedule C)

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

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

Roll Call Vote:

Mayor Richard Bolan ( ) 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 ( ) John Gargagliano ( )

Geoffrey Smith ( )

**NEW BUSINESS**                      None

**OPEN MEETING TO PUBLIC**

**ADJOURNMENT**

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

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

Roll Call Vote:

Mayor Richard Bolan ( ) 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 ( ) John Gargagliano ( )

Geoffrey Smith ( )