

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**March 4, 2021**

**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 7, 2020. 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.”

**FLAG SALUTE**

**ROLL CALL**

|   |     |
|---|-----|
| Chairman Frank Lichtenberger  | ( ) |
| Vice Chairperson Charlotte Panny                                      | ( ) |
| Mayor Richard Bolan   | ( ) |
| Councilperson Ryan Ullman   | ( ) |
| Gary Neumann  | ( ) |
| Paul Kuhn   | ( ) |
| John Montel   | ( ) |
| Harry Hillenius   | ( ) |
| Peter Cicarelli Alt. #1   | ( ) |
| Secretary Anthony Klymenko Alt. # 2                                   | ( ) |
| John Gargagliano Alt. #3  | ( ) |
| Geoffrey Smith Alt. # 4   | ( ) |
| Tara Grunstra, Board Secretary  | ( ) |
| James Mazzer, 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 25, 2021

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )  
Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**BILLS**

**Planning Board Legal**  
Neglia Engineering Associates \$ 273.00  
2021 Budget Balance \$13,539.50

**Calendar #2020-03**  
**Empire Real Estate Holdings/  
Silverstar Alloy Wheel Repair  
191 West Central Avenue  
Block 122, Lots 15 & 16.01**  
Neglia Engineering Associates \$ 150.00  
Current Escrow Balance \$ 2,250.75\*  
\*Waiting on escrow replenishment

**Calendar #2020-16**  
**Arya Realty Holdings, LLC  
138-140 West Pleasant Avenue  
Block 83, Lots 3 & 4**  
Neglia Engineering Associates \$ 645.00  
Current Escrow Balance \$ 2,135.00

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )  
Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**CORRESPONDENCE**

None

**RESOLUTION #1**

**GFR Maywood, LLC**  
18 West Passaic Street & 521 Maywood Avenue  
Block 96, Lots 7 & 8  
**Calendar #2020-13**  
**Variance & Site Plan Applications**

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )  
Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**RESOLUTION #2**

**Resolution Delegating Completeness, Incompleteness and Completeness Waiver Determinations to Board Engineer  
Resolution #2021-03**

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

**Roll Call Vote:**

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )  
Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**RESOLUTION #3**

**Resolution to Adopt the Public Commenting Policy**

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

**Roll Call Vote:**

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )  
Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**COMPLETENESS HEARING** None

**APPLICATION HEARING** **NYCE Tattoos**  
946 Spring Valley Road  
Block 2, Lot 5  
**Calendar #2020-01**  
**Variance & Site Plan Applications**

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

**Roll Call Vote:**

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )  
Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Peter Cicarelli ( )  
Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )

**INFORMAL HEARING** None

**CLOSED SESSION** None

**OLD BUSINESS** None

**NEW BUSINESS**

None

**OPEN MEETING TO PUBLIC**

**ADJOURNMENT**

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

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )

Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )

Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Peter Cicarelli ( )

Secretary Anthony Klymenko ( ) John Gargagliano ( ) Geoffrey Smith ( )