

MAYWOOD PLANNING BOARD
AGENDA
April 22, 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 March 1, 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).”

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 | () |
| Secretary Anthony Klymenko | () |
| Peter Cicarelli Alt. #1 | () |
| 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

March 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 () Secretary Anthony Klymenko ()
Peter Cicarelli () John Gargagliano () Geoffrey Smith ()

BILLS

Planning Board Miscellaneous

| | |
|-----------------------|-------------|
| NJ Planning Officials | \$ 85.00 |
| Our Town Newspaper | \$ 18.70 |
| 2021 Budget Balance | \$ 5,338.10 |

Planning Board Legal

| | |
|--------------------------------------|-------------|
| McNally, Yaros, Kaczynski & Lime LLC | \$ 248.00 |
| Neglia Engineering Associates | \$ 117.00 |
| 2021 Budget Balance | \$12,181.25 |

Calendar #2020-03

**Empire Real Estate Holdings/
Silverstar Alloy Wheel Repair
191 West Central Avenue
Block 122, Lots 15 & 16.01**

| | |
|-------------------------------|-------------|
| Neglia Engineering Associates | \$ 416.25 |
| Current Escrow Balance | \$ 4,803.50 |

Calendar #2020-13

**GFR Maywood, LLC
18 West Passaic Street &
521 Maywood Avenue
Block 96, Lots 7 & 8**

| | |
|------------------------|-------------|
| Our Town Newspaper | \$ 20.20 |
| Current Escrow Balance | \$ 3,139.80 |

Calendar #2020-14

**Maywood Sherwood Village, LLC
11 West Passaic Street
Block 79, Lots 1 & 2**

| | |
|-------------------------------|------------|
| Neglia Engineering Associates | \$ 990.75 |
| Current Escrow Balance | \$ 666.75* |

*Waiting on \$5,333.25 escrow replenishment

Calendar #2021-01

**Donna Spezzaferra
462 Poplar Avenue
Block 95, Lot 2**

| | |
|-------------------------------|-------------|
| Neglia Engineering Associates | \$ 412.50 |
| Current Escrow Balance | \$ 1,041.75 |

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

CORRESPONDENCE

- 3/29/21 letter from Steven C. Schepis, Esq. Re: Empire Real Estate Holdings, Inc. Recorded NJDEP Permit
- 3/30/21 letter from Eric V. Timsak Bergen County Planning and Engineering Re: Maywood Rx Development Application Withdrawn
- 3/30/21 letter from Eric V. Timsak Bergen County Planning and Engineering Re: GFR Maywood Approval Not Required
- 3/30/21 letter from Board Engineer Gregory J. Polyniak Re: Arya Realty Holdings, LLC 138-140 West Pleasant Avenue Completeness, Planning and Engineering Review
- 4/13/21 Adopted Borough Resolution #78-21 Designating Certain Properties on East Hunter as a Non-Condemnation Area in Need of Redevelopment
- 4/13/21 Adopted Borough Resolution #79-21 Authorizing Kauker and Kauker to Prepare an East Hunter Avenue Redevelopment Plan
- 4/15/21 letter from David J. Egarian Re: Empire Real Estate Holdings, LLC 191 West Central Avenue Revised Site Plan and Attachments

RESOLUTION #1

Donna Spezzaferra
462 Poplar Avenue
Block 95, Lot 2
Calendar #2021-01
Variance Application

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

RESOLUTION #2

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

COMPLETENESS HEARING None

APPLICATION HEARING **Arya Realty Holdings, LLC**
138-140 West Pleasant Avenue
Block 83, Lots 3 & 4
Calendar #2020-16
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 () Secretary Anthony Klymenko ()
Peter Cicarelli () John Gargagliano () Geoffrey Smith ()

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS None

NEW BUSINESS

- Shade Tree Commission be added to the copy list for site plan approvals
 - Need to revise site plan application to request 21 copies of applications and plans
- Cancellation of 6/3/21 meeting

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