

MAYWOOD PLANNING BOARD
AGENDA
April 28, 2022

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 16, 2021 and March 31, 2022. 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 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 ()
Gary Neumann ()
Chairperson Charlotte Panny ()
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 ()
Board Attorney Kara Kaczynski – McNally, Yaros, Kaczynski & Lime, LLC ()
Board Engineer Gregory Polyniak – Neglia Engineering Associates ()
Board Traffic Engineer Brian Intindola – Neglia Engineering Associates ()
Board Planner Michael Kauker – Kauker and Kauker, LLC ()
Board Special Counsel Patrick McNamara – Scarinci Hollenbeck ()

REORGANIZATION OF BOARD

1. Elections for Vice Chairperson: _____
 - a. Motion by: _____
 - b. Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
Secretary Anthony Klymenko () John Montel () Harry Hillenius ()
Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()
Geoffrey Smith ()

APPROVAL OF MINUTES

April 7, 2022

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
Secretary Anthony Klymenko () John Montel () Harry Hillenius ()
Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()
Geoffrey Smith ()

BILLS

Planning Board Miscellaneous

Merit Trophies \$ 136.50
NJ Planning Officials \$ 85.00
North Jersey Media Group \$ 16.20
Our Town Newspaper \$ 20.20
2022 Budget Balance \$ 4,943.63

Planning Board Legal

McNally, Yaros, Kaczynski & Lime LLC \$ 896.00
McNally, Yaros, Kaczynski & Lime LLC \$ 31.00
Neglia Engineering Associates \$ 97.50
Neglia Engineering Associates \$ 97.50
Neglia Engineering Associates \$ 97.50
2022 Budget Balance \$ 14,53.50

Calendar #2020-03

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

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00
Current Escrow Balance \$ 3,380.60

Calendar #2020-12

**SHDK, LLC
24-30 West Pleasant Avenue
Block 79, Lot 4**

Kauker & Kauker \$ 520.00
McNally, Yaros, Kaczynski & Lime LLC \$ 60.00
Neglia Engineering Associates \$ 487.50
Current Escrow Balance \$ 6,500.00

Calendar #2020-14

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

McNally, Yaros, Kaczynski & Lime LLC \$ 93.00
Neglia Engineering Associates \$ 742.50
Current Escrow Balance \$ 2,000.00

Calendar #2020-16

Arya Realty Holdings, LLC

138-140 West Pleasant Avenue

Block 83, Lots 3 & 4

McNally, Yaros, Kaczynski & Lime LLC \$ 77.50

Neglia Engineering Associates \$ 356.00

Current Escrow Balance \$ 1,645.75

Calendar #2021-11

Duke Realty

149-151 Maywood Avenue

Block 124, Lot 30

Kauker & Kauker \$ 2,795.00

Current Escrow Balance \$ 416.00

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()

Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()

Secretary Anthony Klymenko () John Montel () Harry Hillenius ()

Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

Geoffrey Smith ()

CORRESPONDENCE

1. 4/13/22 letter from Board Engineer Gregory J. Polyniak Re: Arya Realty Holdings, LLC 138-140 West Pleasant Avenue Drainage Review
2. 4/20/22 letter from Eric V. Timsak of Bergen County Planning & Engineering Re: Maywood Sherwood Village, LLC 11 West Passaic Street No Further Action
3. 4/27/22 letter from Andrew M. Cimiluca Re: Marseppe, LLC 687 Elm Street Request for Approval Extension

RESOLUTION None

COMPLETENESS HEARING None

APPLICATION HEARING None

INFORMAL HEARING None

OLD BUSINESS

- Review of Application Requirements Checklist (Schedule C)

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
Secretary Anthony Klymenko () John Montel () Harry Hillenius ()
Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()
Geoffrey Smith ()

NEW BUSINESS

- Distribution of:
 - Calendar #2020-12 SHDK, LLC, 24-30 West Pleasant Avenue, Block 79, Lot 4, Variance & Site Plan Applications
 - Calendar #2022-03 TRB Associates, 145 West Passaic Street, Block 83, Lots 15 & 16, Variance & Site Plan Applications
- Charge Up Your Town: Best Management Practices to Ensure Your Town is EV Ready

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
Secretary Anthony Klymenko () John Montel () Harry Hillenius ()
Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()
Geoffrey Smith ()

OPEN MEETING TO PUBLIC

CLOSED SESSION

Closed Session Resolution # 2022-02

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): Anticipated litigation

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

(X) Sub-section 7 dealing with pending or anticipated litigation, contract negotiations, or matters falling within the attorney-client privilege

() 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 () Gary Neumann () Chairperson Charlotte Panny ()

Secretary Anthony Klymenko () John Montel () Harry Hillenius ()

Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

Geoffrey Smith ()