

MAYWOOD PLANNING BOARD
AGENDA
April 7, 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 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

OATH OF OFFICE

Jacqueline DeMuro – Mayor’s Designee Class I

ROLL CALL

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

APPROVAL OF MINUTES

March 24, 2022

Motion by: _____
Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
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. 3/23/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #05-2022 Adopting the 463-483 Main Street Redevelopment Plan Consisting of Block 411, Lots 2.01, 13-16 and 18
2. 3/23/22 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. 3/23/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #13-2022 Adopting 123 Anderson Street Redevelopment Plan for the Delineated Area Consisting of Block 425, Lot 1
4. 3/23/22 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
5. 3/29/22 letter from Board Engineer Gregory J. Polyniak Re: Arya Realty Holdings, LLC 138-140 West Pleasant Avenue Drainage Review
6. 3/30/22 letter from Board Traffic Engineer Brian A. Intindola Re: Duke Realty 149-151 Maywood Avenue Traffic Assessment

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 () Mayor's Designee Jacqueline DeMuro ()
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 () Mayor's Designee Jacqueline DeMuro ()
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

- Board Availability on Wednesday, 4/20/22 for a Special Meeting with Board Planner Michael Kauker and Special Counsel Patrick McNamara Regarding COAH Litigation, Housing Element & Fair Share Plan and East Hunter Redevelopment Plan

Motion by: _____

Seconded by: _____

Roll Call Vote:

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

OPEN MEETING TO PUBLIC

ADJOURNMENT

Motion by: _____

Seconded by: _____

Roll Call Vote:

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

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 ()