

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**May 26, 2016**

**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 November 23, 2015. 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.”

**FLAG SALUTE**

**ROLL CALL**

Chairman Frank Lichtenberger ( )  
Vice Chairman Paul Kuhn ( )  
Secretary Charlotte Panny ( )  
Mayor Adrian Febre ( )  
Councilman Rick DeHeer ( )  
Chief David Pegg ( )  
John Montel ( )  
Harry Hillenius ( )  
Charles Goebel ( )  
John McManus Alt. # 1 ( )  
Ken Terzo Alt. #2 ( )  
Al Ballerini Alt. # 3 ( )  
Anthony Klymenko Alt. # 4 ( )  
Board Secretary Tara Grunstra ( )  
Zoning Officer James Mazzer ( )  
Board Attorney Kara Kaczynski – McNally & Kaczynski, LLC ( )  
Board Engineer Tom Lemanowicz – Remington, Vernick & Arango Engineers ( )  
Board Planner Michael Kauker – Kauker and Kauker, LLC ( )

**APPROVAL OF MINUTES** April 28, 2016

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

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )  
Secretary Charlotte Panny ( ) Mayor Adrian Febre ( )  
Councilman Rick DeHeer ( ) Chief David Pegg ( ) John Montel ( )  
Harry Hillenius ( ) Charles Goebel ( ) John McManus ( ) Ken Terzo ( )  
Al Ballerini ( ) Anthony Klymenko ( )

**BILLS**

<b>Planning Board Legal</b>	
McNally & Kaczynski, LLC	\$ 1,632.00
2016 Budget Balance	\$ 1,901.00
<b>Maywood Realty Associates, LLC</b>	
McNally & Kaczynski, LLC	\$ 48.00
2016 Budget Balance	\$ 4,008.17
<b>J. Magnone Auto Group, LLC</b>	
Kauker & Kauker, LLC	\$ 877.50
McNally & Kaczynski, LLC	\$ 1,212.00
Remington & Vernick	\$ 1,147.00
2016 Budget Balance	\$ 91.00
<b>561 Elm Street, LLC</b>	
McNally & Kaczynski, LLC	\$ 396.00
2016 Budget Balance	\$ 512.00
<b>Marilyn J. Machlin</b>	
McNally & Kaczynski, LLC	\$ 384.00
2016 Budget Balance	\$ 311.00

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

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

Roll Call Vote:

- Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )  
 Secretary Charlotte Panny ( ) Mayor Adrian Febré ( )  
 Councilman Rick DeHeer ( ) Chief David Pegg ( ) John Montel ( )  
 Harry Hillenius ( ) Charles Goebel ( ) John McManus ( ) Ken Terzo ( )  
 Al Ballerini ( ) Anthony Klymenko ( )

**CORRESPONDENCE**

- 4/28/16 letter from David Juzmeski of Neglia Engineering Associates Re: Maywood Sanitary Sewer Improvements Projects
- 5/3/16 letter from Tom Lemanowicz Re: Machlin Subdivision Completeness Review
- 5/11/16 letter from Bergen County Department of Planning and Engineering Re: Document Submission Via Email
- 5/12/16 email from NJRA Re: Municipal Led Development Workshop & Case Study
- 5/15/16 letter from Charles H. Sarlo, Counsel for 561 Elm Street, LLC Re: Completeness Review
- 5/24/16 email from Dolan & Dolan Re: Mandatory Training Course for NJ Planning and Zoning Boards
- New Jersey Planner March/April 2016 Issue (Volume 77, Number 2)

**RESOLUTION #1**

**J. Magnone Auto Group, LLC**  
 29 Essex Street  
 Block 124, Lot 5  
**Calendar #2016-01**  
**Variance Application**

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

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )

Secretary Charlotte Panny ( ) Mayor Adrian Febre ( )

Councilman Rick DeHeer ( ) Chief David Pegg ( ) John Montel ( )

Harry Hillenius ( ) Charles Goebel ( ) John McManus ( ) Ken Terzo ( )

Al Ballerini ( ) Anthony Klymenko ( )

**RESOLUTION #2**

**Technet (Delta)**

104 West Passaic Street

Block 93, Lot 7

**Calendar #2016-05**

**Sign Application w/o Variance**

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

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )

Secretary Charlotte Panny ( ) Mayor Adrian Febre ( )

Councilman Rick DeHeer ( ) Chief David Pegg ( ) John Montel ( )

Harry Hillenius ( ) Charles Goebel ( ) John McManus ( ) Ken Terzo ( )

Al Ballerini ( ) Anthony Klymenko ( )

**HEARING #1**

**561 Elm Street, LLC**

561 Elm Street

Block 78, Lot 14

**Calendar #2016-06**

**Variance Application**

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

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )

Secretary Charlotte Panny ( ) Mayor Adrian Febre ( )

Councilman Rick DeHeer ( ) Chief David Pegg ( ) John Montel ( )

Harry Hillenius ( ) Charles Goebel ( ) John McManus ( ) Ken Terzo ( )

Al Ballerini ( ) Anthony Klymenko ( )

**HEARING #2**

**Marilyn J. Machlin**

326 Maywood Avenue

Block 118, Lot 4

**Calendar #2016-07**

**Minor Subdivision & Variance Application**

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

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

Roll Call Vote:

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )

Secretary Charlotte Panny ( ) Mayor Adrian Febre ( )

Councilman Rick DeHeer ( ) Chief David Pegg ( ) John Montel ( )

Harry Hillenius ( ) Charles Goebel ( ) John McManus ( ) Ken Terzo ( )

Al Ballerini ( ) Anthony Klymenko ( )

**INFORMAL HEARING** None

**OLD BUSINESS** None

**NEW BUSINESS** Existence of the bollards at the Musarelle driveway

**OPEN MEETING TO PUBLIC**

**ADJOURNMENT**

A motion to adjourn was made by \_\_\_\_\_, seconded by \_\_\_\_\_.