

MAYWOOD PLANNING BOARD
AGENDA
May 28, 2020

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 21, 2019. 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.

On May 14, 2020, adequate notice of this meeting being conducted via the “Zoom” online meeting platform in lieu of its in-person meeting which was previously advertised in the Council Chambers of the Maywood Municipal Building was posted at the entrance to the Maywood Municipal Building, filed with the Borough Clerk, sent to the Mayor and Council, Borough Administrator, Borough Attorney and Board Attorney, forwarded to the Our Town and The Record newspapers for publication, posted on the Borough website and distributed to all persons, if any, requesting copies of the same pursuant to the Open Public Meetings Act.

This meeting is being recorded 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	()
Rick DeHeer	()
Peter Cicarelli Alt. #1	()
Secretary Anthony Klymenko Alt. # 2	()
Daniel Nemecek Alt. # 3	()
John Gargagliano 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	()
Temporary Board Engineer Richard Wostbrock – The Alaimo Group	()
Board Planner Michael Kauker – Kauker and Kauker, LLC	()

APPROVAL OF MINUTES

May 7, 2020

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 () Rick DeHeer ()
Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
John Gargagliano ()

BILLS

Engineering Services & Costs (COAH)

Kauker & Kauker, LLC \$ 4,186.00
Kauker & Kauker, LLC \$ 1,755.00
Kauker & Kauker, LLC \$ 1,690.00

Planning Board Miscellaneous

North Jersey Media Group \$ 37.05
Our Town Newspaper \$ 29.20
2020 Budget Balance \$ 4,849.75

Calendar #2016-15

Empire Real Estate Holdings

191 West Central Avenue
Block 122, Lots 15 & 16.01
CP Engineers, LLC \$ 833.75
McNally, Yaros, Kaczynski & Lime LLC \$ 970.50
McNally, Yaros, Kaczynski & Lime LLC \$ 196.30
Current Escrow Balance \$ 0.00

Calendar #2020-07

Stepan Company

100 West Hunter Avenue
Block 124, Lots 31-33 & 40-48
Neglia Engineering Associates \$ 1,882.50
Current Escrow Balance \$ 1,867.50

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 () Rick DeHeer ()
Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
John Gargagliano ()

CORRESPONDENCE

- 5/7/20 letter from Board Recording Secretary Tara Grunstra Re: Empire Real Estate Holdings, Inc. Application Issues
- 5/8/20 letter from Board Attorney Kara Kaczynski to the Borough Mayor and Council Re: Ordinance #8-20 An Ordinance Amending Chapter 209 to Add Section 38.5 to Define and Create a Planned Commercial Development Overlay Zone
- 5/10/20 Memorandum from Board Planner Michael F. Kauker Re: Affordable Housing Status Report
- 5/18/20 letter from Board Planner Michael F. Kauker to the Borough Mayor and Council Re: Ordinance #8-20 An Ordinance Amending Chapter 209 to Add Section 38.5 to Define and Create a Planned Commercial Development Overlay Zone
- 5/19/20 letter from Board Recording Secretary Tara Grunstra Re: Beverly Patrizze Application Hearing Date 6/4/20
- 5/26/20 letter from Board Engineer Gregory J. Polyniak Re: Empire Real Estate Holdings, Inc. 191 West Central Avenue Completeness & Engineering Review
- 5/26/20 Adopted Ordinance #8-20 An Ordinance Amending Chapter 209 to Add Section 38.5 to Define and Create a Planned Commercial Development Overlay Zone
- 5/27/20 letter from Board Recording Secretary Tara Grunstra Re: Beverly Patrizze Application Rescheduled Hearing Date 6/25/20

RESOLUTION

Adler Aphasia Center
 50-60 West Hunter Avenue
 Block 124, Lots 37 & 38
Calendar #2019-15
Variance & Site Plan Applications
 Application for variance to expand an existing non-conforming use was approved

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 () Rick DeHeer ()
 Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
 John Gargagliano ()

HEARING None

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS None

NEW BUSINESS None

OPEN MEETING TO PUBLIC

ADJOURNMENT

A motion to adjourn was made by _____, seconded by _____.