

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**May 4, 2017**

**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, 2016. 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**

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

**APPROVAL OF MINUTES**                      March 2, 2017

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

Roll Call Vote:

- Chairman Frank Lichtenberger ( )    Vice Chairman Paul Kuhn ( )
- Secretary Charlotte Panny ( )    Mayor Adrian Febre ( )    Councilman Rick DeHeer ( )
- Gary Neumann ( )    John Montel ( )    Harry Hillenius ( )    Charles Goebel ( )
- John McManus ( )    Ken Terzo ( )    Anthony Klymenko ( )    Daniel Nemecek ( )

**BILLS**

**Engineering Services & Costs**  
Kauker & Kauker, LLC \$ 715.00  
Kauker & Kauker, LLC \$ 4,712.50

**Planning Board Legal**  
McNally, Yaros, Kaczynski & Lime LLC \$ 180.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 624.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 60.00  
2017 Estimated Budget Balance \$ 7,636.00

**Maywood Realty Associates, LLC**  
**113 West Essex Street**  
**Block 125, Lot 2**  
McNally, Yaros, Kaczynski & Lime LLC \$ 120.00  
Current Escrow Balance \$ 3,432.17

**Mady Dental**  
**930 Spring Valley Road**  
**Block 2, Lot 1**  
McNally, Yaros, Kaczynski & Lime LLC \$ 144.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 48.00  
Current Escrow Balance \$ 180.00

**561 Elm Street LLC**  
**561 Elm Street**  
**Block 78, Lot 14**  
McNally, Yaros, Kaczynski & Lime LLC \$ 60.00  
Current Escrow Balance \$ 1,327.00

**Empire Real Estate Holdings**  
**191 West Central Avenue**  
**Block 122, Lots 15 & 16.01**  
Remington & Vernick \$ 629.00  
Current Escrow Balance \$ 2,865.00

**Maywood Joint Venture**  
**29 Essex Street**  
**Block 124, Lot 5**  
McNally, Yaros, Kaczynski & Lime LLC \$ 480.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 420.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 312.00  
Remington & Vernick \$ 296.00  
Our Town Newspaper \$ 18.00  
Current Escrow Balance \$ 1,760.00

**Maywood Veterinary Clinic  
125 East Passaic Street  
Block 77, Lot 19**

McNally, Yaros, Kaczynski & Lime LLC     \$     24.00  
Current Escrow Balance                         \$ 4,226.00

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

**Roll Call Vote:**

Chairman Frank Lichtenberger ( ) Vice Chairman Paul Kuhn ( )  
Secretary Charlotte Panny ( ) Mayor Adrian Febre ( ) Councilman Rick DeHeer ( )  
Gary Neumann ( ) John Montel ( ) Harry Hillenius ( ) Charles Goebel ( )  
John McManus ( ) Ken Terzo ( ) Anthony Klymenko ( ) Daniel Nemecek ( )

**CORRESPONDENCE**

- 3/3/17 letter from Philip Kunkle of EnviroTrac Re: Groundwater Classification Exception Area (CEA) for 125 Route 17 North (formerly Hess)
- 3/6/17 email from NJRA Re: Reminder RTI: Activating Redevelopment Plans – You Have the Plan, Now What?
- 3/10/17 letter from David Juzmeski of Neglia Engineering Re: NJDEP Freshwater Wetlands Permit Application for Magnolia Lane Roadway
- 3/13/17 Public Notice for 156 & 160 Route 17 North, Rochelle Park, New Jersey
- 3/19/17 letter from Board Engineer Thomas Lemanowicz Re: Empire Real Estate Holdings 191 West Central Avenue Completeness Review
- 3/28/17 Public Notice for 156 & 160 Route 17 North, Rochelle Park, New Jersey
- 4/4/17 Borough of Maywood Ordinance #2-17 An Ordinance Amending Chapter 209 Schedule C
- 4/6/17 letter from Board Engineer Thomas Lemanowicz Re: Maywood Veterinary Clinic 125-129 East Passaic Street Completeness Review
- 4/17/17 Freshwater Wetlands Application Checklist for Kin Properties at 149-151 Maywood Avenue
- 4/25/17 letter from James E. Jaworski counsel for Paul Padro Re: 81 West Pleasant Avenue
- 4/27/17 letter from Board Attorney Kara Kaczynski Re: 561 Elm Street Escrow Release
- 5/3/17 summons letter from Construction Official James Mazzer to Empire Real Estate 191 West Central Avenue

**RESOLUTION**

**Mady Dental**  
930 Spring Valley Road  
Block 2, Lot 1  
**Calendar #2017-02**  
**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 ( )  
Gary Neumann ( ) John Montel ( ) Harry Hillenius ( ) Charles Goebel ( )  
John McManus ( ) Ken Terzo ( ) Anthony Klymenko ( ) Daniel Nemecek ( )

**HEARING** None

**INFORMAL HEARING** None

**OLD BUSINESS** None

**NEW BUSINESS** Discussion of Pending Litigation

**OPEN MEETING TO PUBLIC**

**ADJOURNMENT**

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