

MAYWOOD PLANNING BOARD
AGENDA
May 7, 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 April 30, 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

February 27, 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

Planning Board Miscellaneous

Merit Trophies & Engraving \$ 27.50
2020 Budget Balance \$ 4,916.00

Planning Board Legal

McNally, Yaros, Kaczynski & Lime LLC \$ 1,450.50
McNally, Yaros, Kaczynski & Lime LLC \$ 1,924.50
McNally, Yaros, Kaczynski & Lime LLC \$ 387.50
Neglia Engineering Associates \$ 546.00
2020 Budget Balance \$11,691.50

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 \$ 232.50
McNally, Yaros, Kaczynski & Lime LLC \$ 46.50
Alaimo Group \$ 77.50
Current Escrow Balance \$ 1,767.50

Calendar #2017-14

Outfront Media, LLC

99 Essex Street

Block 125, Lot 1

McNally, Yaros, Kaczynski & Lime LLC \$ 124.00
McNally, Yaros, Kaczynski & Lime LLC \$ 124.00
Alaimo Group \$ 116.25
Current Escrow Balance \$ 1,758.00

Calendar #2019-04

Maybrook Gardens-Maybrook I

Maybrook Drive

Block 135, Lot 1

Alaimo Group \$ 577.50

Current Escrow Balance \$ 811.00

Calendar #2019-05

Maybrook Gardens-Maybrook II

Maybrook Drive

Block 131, Lot 10

McNally, Yaros, Kaczynski & Lime LLC \$ 279.00

Alaimo Group \$ 577.50

Current Escrow Balance \$ 1,898.75

Calendar #2019-06

PSE&G

186 West Central Avenue

Block 124, Lots 80-91

McNally, Yaros, Kaczynski & Lime LLC \$ 615.00

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00

Alaimo Group \$ 38.75

Current Escrow Balance \$ 1,315.25

Calendar #2019-15

Adler Aphasia Center

50-60 West Hunter Avenue

Block 124, Lots 37 & 38

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00

McNally, Yaros, Kaczynski & Lime LLC \$ 325.50

Alaimo Group \$ 620.00

Current Escrow Balance \$ 1,296.00

Calendar #2019-17

Kathleen McVey

172 East Magnolia Avenue

Block 117, Lot 31

McNally, Yaros, Kaczynski & Lime LLC \$ 315.00

McNally, Yaros, Kaczynski & Lime LLC \$ 75.00

Current Escrow Balance \$ 0.00

Calendar #2020-02

The Little Locust

100 West Pleasant Avenue

Block 82, Lot 6

McNally, Yaros, Kaczynski & Lime LLC \$ 124.00

Our Town Newspaper \$ 18.00

Current Escrow Balance \$ 8.00

**Calendar #2020-06
L.M.G., LLC
945 Spring Valley Road
Block 1, Lot 4**

McNally, Yaros, Kaczynski & Lime LLC	\$ 449.50
Neglia Engineering Associates	\$ 1,005.00
Current Escrow Balance	\$ 2,759.50

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

- 3/4/20 letter from Eric V. Timsak of Bergen County Department of Planning & Engineering Re: Maybrook Gardens I Application
- 3/4/20 letter from Eric V. Timsak of Bergen County Department of Planning & Engineering Re: Maybrook Gardens II Application
- 3/10/20 Ordinance #8-20 An Ordinance Amending Chapter 209 to Add Section 38.5 to Define and Create a Planned Commercial Development Overlay Zone
- 3/23/20 letter from Bergen County Soil Conservation District Re: Maybrook Gardens I Certification
- 3/23/20 letter from Bergen County Soil Conservation District Re: Maybrook Gardens II Certification
- 3/26/20 letter from Board Engineer Richard Wostbrock Re: Maybrook Gardens I Resolution Compliance
- 3/26/20 letter from Board Engineer Richard Wostbrock Re: Maybrook Gardens II Resolution Compliance
- 4/24/20 letter from Board Engineer Gregory J. Polyniak Re: Stepan Company 100 West Hunter Avenue Completeness & Engineering Review
- 4/27/20 letter from Board Planner Michael F. Kauker Re: Stepan Company 100 West Hunter Avenue Planning Review

RESOLUTION #1

Aquinas Capital Funding
130A West Pleasant Avenue
Block 83, Lot 8

**Calendar #2020-05
Sign Application**

Application to recover an existing awning was deemed conforming and 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 ()

RESOLUTION #2

Master Plan Reexamination

Master Plan Reexamination Report 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 ()

RESOLUTION #3

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

- Review of Planning Board Application Forms and Land Use Fee Schedule

NEW BUSINESS

None

OPEN MEETING TO PUBLIC

ADJOURNMENT

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