

MAYWOOD PLANNING BOARD
AGENDA
June 2, 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 December 16, 2021 and 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

ROLL CALL

Mayor Richard Bolan ()
Mayor’s Designee Jacqueline DeMuro ()
Councilperson Ryan Ullman ()
Gary Neumann ()
Chairperson Charlotte Panny ()
Vice Chairperson Anthony Klymenko ()
John Montel ()
Harry Hillenius ()
Douglas Herrick ()
Derek Eisenberg Alt. #1 ()
Thomas Anzevino Alt. # 2 ()
John Gargagliano Alt. #3 ()
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 April 28, 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 Anthony Klymenko () John Montel () Harry Hillenius ()
Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

BILLS

Planning Board Legal	
McNally, Yaros, Kaczynski & Lime LLC	\$ 789.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 205.00
2022 Budget Balance	\$10,431.00

Calendar #2020-03	
Empire Real Estate Holdings/ Silverstar Alloy Wheel Repair	
191 West Central Avenue Block 122, Lots 15 &16.01	
Neglia Engineering Associates	\$ 195.00
Current Escrow Balance	\$ 3,380.60

Calendar #2020-12	
SHDK, LLC	
24-30 West Pleasant Avenue Block 79, Lot 4	
Kauker & Kauker	\$ 130.00
Current Escrow Balance	\$ 5,999.00

Calendar #2020-14	
Maywood Sherwood Village, LLC	
11 West Passaic Street Block 79, Lots 1 & 2	
Neglia Engineering Associates	\$ 195.00
Current Escrow Balance	\$ 1,969.00

Calendar #2021-02	
Filip Kristani	
44 Parkway Block 62, Lot 4	
Filip Kristani	\$ 45.25
Current Escrow Balance	\$ 0.00

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 Anthony Klymenko () John Montel () Harry Hillenius ()
 Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

CORRESPONDENCE

1. 5/2/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Request to Adjourn 5/5/22 Hearing
2. 5/2/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Extension for the Board to Act Through 6/23/22
3. 5/2/22 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Completeness, Planning & Engineering Review

4. 5/3/22 letter from Board Engineer Gregory J. Polyniak Re: TRB Associates 145 West Passaic Street Completeness, Planning & Engineering Review
5. 5/3/22 letter from Board Engineer Gregory J. Polyniak Re: Marseppe, LLC 687 Elm Street Resolution Compliance Review
6. 5/6/22 letter from Board Engineer Gregory J. Polyniak Re: Maywood Sherwood Village, LLC 11 West Passaic Street Resolution Compliance Review
7. 5/11/22 letter from Borough Clerk Barbara L. Dispoto Re: Annual Stormwater Training for Board Members
8. 5/12/22 letter from Zoning Enforcement Officer Dina Lynch Re: 217 Realty, LLC 217 Hergesell Avenue Denial Letter
9. 5/12/22 letter from Steven C. Schepis Re: Empire Real Estate Holdings, Inc. 191 West Central Avenue Recorded Deed of Merger
10. 5/16/22 letter from Board Engineer Gregory J. Polyniak Re: Maywood Sherwood Village, LLC 11 West Passaic Street Bond Estimate
11. 5/18/22 David W. Grossmueller Re: PSEG NJDEP Permit for Right-of-Way Maintenance
12. 5/18/22 letter from Board Engineer Gregory J. Polyniak Re: Maybrook Gardens II Maybrook Drive Revised Drainage-Field Change Review
13. 5/25/22 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty 149-151 Maywood Avenue Revised Completeness, Planning & Engineering Review

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 Anthony Klymenko () John Montel () Harry Hillenius ()

Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

INFORMAL HEARING

None

CLOSED SESSION

None

OLD BUSINESS

- Review of Application Requirements Checklist (Schedule C)
- Charge Up Your Town: Best Management Practices to Ensure Your Town in EV Ready

NEW BUSINESS

- Member availability for a possible special meeting on Tuesday, 6/21/22:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
 Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
 Vice Chairperson Anthony Klymenko () John Montel () Harry Hillenius ()
 Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

- Member availability for the Thursday, 7/7/22 meeting:

Mayor Richard Bolan () Mayor’s Designee Jacqueline DeMuro ()
 Councilperson Ryan Ullman () Gary Neumann () Chairperson Charlotte Panny ()
 Vice Chairperson Anthony Klymenko () John Montel () Harry Hillenius ()
 Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()

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 Anthony Klymenko () John Montel () Harry Hillenius ()
 Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()