

MAYWOOD PLANNING BOARD
AGENDA
June 21, 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 June 9, 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 Planner Michael Kauker – Kauker and Kauker, LLC ()
- Borough Special Counsel Patrick McNamara – Scarinci Hollenbeck ()

BILLS

Planning Board Miscellaneous

Merit Trophies & Engraving	\$ 98.63
North Jersey Media Group	\$ 19.80
Our Town Newspaper	\$ 19.00
Tara Grunstra	\$ 10.00
2022 Budget Balance	\$ 4,796.20

Planning Board Legal

McNally, Yaros, Kaczynski & Lime LLC	\$ 1,841.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 279.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 155.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 973.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 821.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 62.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 232.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 232.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 263.50
2022 Budget Balance	\$ 9,702.50

Calendar #2019-04

**Maybrook Gardens, Inc.-Maybrook I
Maybrook Drive
Block 135, Lot 1**

McNally, Yaros, Kaczynski & Lime LLC	\$ 46.50
Current Escrow Balance	\$ 38.00

Calendar #2019-05

**Maybrook Gardens, Inc.-Maybrook II
Maybrook Drive
Block 131, Lot 10**

Neglia Engineering Associates	\$ 858.75
Current Escrow Balance	\$ 0.00

Calendar #2020-12

**SHDK, LLC
24-30 West Pleasant Avenue
Block 79, Lot 4**

McNally, Yaros, Kaczynski & Lime LLC	\$ 175.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 196.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 242.50
Neglia Engineering Associates	\$ 300.00
Current Escrow Balance	\$ 5,456.50

Calendar #2020-14

**Maywood Sherwood Village, LLC
11 West Passaic Street
Block 79, Lots 1 & 2**

Kauker & Kauker	\$ 455.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 186.00
Current Escrow Balance	\$ 1,783.00

Calendar #2020-16

Arya Realty Holdings, LLC

138-140 West Pleasant Avenue

Block 83, Lots 3 & 4

McNally, Yaros, Kaczynski & Lime LLC	\$	62.00
McNally, Yaros, Kaczynski & Lime LLC	\$	31.00
Neglia Engineering Associates	\$	738.75
Current Escrow Balance	\$	458.00

Calendar #2021-05

Marseppe, LLC

687 Elm Street

Block 56, Lot 19

McNally, Yaros, Kaczynski & Lime LLC	\$	62.00
McNally, Yaros, Kaczynski & Lime LLC	\$	201.50
Current Escrow Balance	\$	729.50

Calendar #2021-10

John & Lisa Sadowski

371 Golf Avenue

Block 102, Lot 39

McNally, Yaros, Kaczynski & Lime LLC	\$	356.50
Current Escrow Balance	\$	0.00

Calendar #2021-11

Duke Realty

149-151 Maywood Avenue

Block 124, Lot 30

Kauker & Kauker	\$	1,820.00
Kauker & Kauker	\$	1,625.00
Kauker & Kauker	\$	1,040.00
Kauker & Kauker	\$	520.00
McNally, Yaros, Kaczynski & Lime LLC	\$	1,779.00
McNally, Yaros, Kaczynski & Lime LLC	\$	2,001.00
McNally, Yaros, Kaczynski & Lime LLC	\$	418.50
McNally, Yaros, Kaczynski & Lime LLC	\$	303.50
Neglia Engineering Associates	\$	97.50
Neglia Engineering Associates	\$	1,826.25
Neglia Engineering Associates	\$	2,510.00
Neglia Engineering Associates	\$	3,069.75
Neglia Engineering Associates	\$	1,610.25
Neglia Engineering Associates	\$	7,308.75
Neglia Engineering Associates	\$	3,942.00
Paul Cowie and Associates	\$	786.00
Current Escrow Balance	\$	8,524.50

Calendar #2022-03

TRB Associates

145 West Passaic Street

Block 83, Lots 15 & 16

McNally, Yaros, Kaczynski & Lime LLC	\$	40.00
McNally, Yaros, Kaczynski & Lime LLC	\$	211.50
Neglia Engineering Associates	\$	540.00
Current Escrow Balance	\$	1,208.50

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. 5/31/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #17-2022 Adopting the Second Amendment to the Record Site Redevelopment Plan for the Delineated Redevelopment Area Consisting of Block 300, Lots 3.01, 3.02, 3.03, 3.04 and 3.05 (F/K/A Block 203.01, Lots 2, 3 and 3.01 and Block 300, Lots 3.01 and 3.02)
2. 5/31/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #20-2022 Amending Chapter 175 Zoning with respect to Cannabis Cultivator Licenses Available Pursuant to the “New Jersey Cannabis Regulatory, Enforcement Assistance and Marketplace Modernization Act”
3. 5/31/22 letter from City of Hackensack Deputy Clerk Allison Saabye Re: Ordinance #23-2022 Adopting the 360 Main Street/YMCA Redevelopment Plan for the Delineated Area Consisting of Block 402, Lots 12, 16.01 and 16.02
4. 6/2/22 letter from Bradford A. Bohler, P.E. Re: Duke Realty 149-151 Maywood Avenue NJDEP Application for Flood Hazard Area
5. 6/13/22 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Revised Completeness, Planning & Engineering Review
6. 6/14/22 Adopted Borough Resolution #139-22 Requesting the Planning Board Undertake a Preliminary Investigation as to Whether Block 69, Lots 3, 4, 5 and 13; Block 86, Lots 17 and 18 Be Determined to Be an Area in Need of Redevelopment

RESOLUTION #1

Resolution #2022-04

Resolution Authorizing the Planning Board to Conduct a Study to Determine If Block 69, Lots 3, 4, 5 and 13 and Block 86, Lots 17 and 18 are Eligible to Be Designated as a Non-Condemnation Area in Need of Redevelopment in the Borough of Maywood

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 ()

COMPLETENESS HEARING None

PUBLIC HEARING

1. East Hunter Avenue Redevelopment Plan Revised 6/8/22
2. Introduced Borough Ordinance #7-22 Adopting the East Hunter Avenue Redevelopment Plan
3. Master Plan Housing Element and Fair Share Plan Revised 6/8/22
4. Introduced Borough Ordinance #10-22 Adding Chapter 211 “Affordable Housing”
5. Settlement Agreement and Addendum to the Settlement Agreement
6. Borough Resolution #119-22 Appointing Beth Mingren as Administrative Agent for the Borough of Maywood
7. Triad Advisory Services, Inc. Contract
8. Borough Resolution #120-22 Appointing Adrian Febre as Municipal Housing Liaison
9. Maywood Affirmative Fair Housing Marketing Plan
10. Operating Manual for the Administration of an Owner Occupied and Rental Rehabilitation Program
11. Order for Immunity Granted 4/27/22
12. Introduced Borough Ordinance #8-22 Amending Chapter 209 Land Use Specifically Section 209-35 RC Restricted Commercial Business District, and Section 209-39B.(5) Garages and Off-Street Parking
13. Introduced Borough Ordinance #9-22 Amending Chapter 209 Land Use Specifically Section 209-38.3 THO (Townhouse Use Overlay District) and Adding Section 209-38.6 (Townhouse Use Overlay-2 District), Section 209-38.7 (Townhouse Use Overlay-3 District), and Section 209-39B.(9), Parking Requirements for all THO Districts
14. Utility Services Availability Hoffman Property-East Hunter Avenue Redevelopment Plan
15. Will-Serve Letter and Capacity Confirmation Request
16. Group Home Information
17. Borough of Maywood Affordable Housing Trust Fund Spending Plan with TD Account Information

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 ()

RESOLUTION #2

Resolution #2022-06

Resolution Finding that the East Hunter Avenue Redevelopment Plan is Consistent with the Master Plan of the Borough of Maywood, As Amended, and Making Certain Recommendations Relative Thereto (Borough Ordinance #7-22)

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 ()

RESOLUTION #3

Resolution #2022-05

Resolution Adopting the Master Plan Housing Element and Fair Share Plan

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 ()

RESOLUTION #4

Resolution #2022-07

Resolution Finding that the Amendments to Section 209-35 and 209-39B(5) of the Land Use Development Ordinances of the Borough of Maywood as Outlined in Ordinance #8-22 are Consistent with the Master Plan of the Borough of Maywood, As Amended, and Making Certain Recommendations Relative Thereto

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 ()

RESOLUTION #5

Resolution #2022-08

Resolution Finding that the Amendments to Section 209-38.3 and the Addition of Sections 209-38.6, 209-38.7 and 209-39.B(9) to the Land Use Development Ordinances of the Borough of Maywood as Outlined in Ordinance #9-22 are Consistent with the Master Plan of the Borough of Maywood, As Amended, and Making Certain Recommendations Relative Thereto

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 ()

RESOLUTION #6

Resolution #2022-09

Resolution Finding that the Amendments to the Land Use Development Ordinances of the Borough of Maywood to Add Chapter 211 as Outlined in Ordinance #10-22 are Consistent with the Master Plan of the Borough of Maywood, As Amended, and Making Certain Recommendations Relative Thereto

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 ()

APPLICATION HEARING None

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 None

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 ()