

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**June 24, 2021**

**CALL MEETING TO ORDER**

“This Virtual Meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of this virtual meeting has been provided by way of publication in the Our Town and The Record newspapers on or about March 1, 2021. In addition, notice of the meeting was posted on the door of the Maywood Municipal Building located at 15 Park Avenue and any handicapped-accessible entrances thereto; posted on the municipal website; provided to the municipal Clerk and distributed to all persons, if any, requesting copies of same. This meeting is being recorded with 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. The public commenting policy for electronic public meetings will also be followed as noted on the Borough website ([www.maywoodnj.com](http://www.maywoodnj.com)).”

**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	( )
Secretary Anthony Klymenko	( )
Peter Cicarelli Alt. #1	( )
John Gargagliano Alt. #3	( )
Geoffrey Smith 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	( )
Board Planner Michael Kauker – Kauker and Kauker, LLC	( )

**APPROVAL OF MINUTES**

April 22, 2021

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**BILLS**

**Planning Board Miscellaneous**

North Jersey Media Group	\$ 71.10
Our Town Newspaper	\$ 49.00
2021 Budget Balance	\$ 5,218.00

**Planning Board Legal**

McNally, Yaros, Kaczynski & Lime LLC	\$ 1,082.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 463.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 62.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 68.25
Neglia Engineering Associates	\$ 126.75
2021 Budget Balance	\$10,505.50

**Calendar #2020-01**

**NYCE Tattoos**

**946 Spring Valley Road**

**Block 2, Lot 5**

McNally, Yaros, Kaczynski & Lime LLC	\$ 217.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 465.00
Neglia Engineering Associates	\$ 438.75
Our Town Newspaper	\$ 18.00
Current Escrow Balance	\$ 238.75*

\*Waiting on \$1,903.25 escrow replenishment

**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	\$ 93.00
Neglia Engineering Associates	\$ 630.00
Our Town Newspaper	\$ 19.90
Current Escrow Balance	\$ 4,060.60

**Calendar #2020-13**

**GFR Maywood, LLC**

**18 West Passaic Street &**

**521 Maywood Avenue**

**Block 96, Lots 7 & 8**

McNally, Yaros, Kaczynski & Lime LLC	\$ 775.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 93.00
Neglia Engineering Associates	\$ 840.00
Neglia Engineering Associates	\$ 142.50
Current Escrow Balance	\$ 2,129.30

**Calendar #2020-14  
Maywood Sherwood Village, LLC  
11 West Passaic Street  
Block 79, Lots 1 & 2**

McNally, Yaros, Kaczynski & Lime LLC	\$ 15.50
Kauker & Kauker	\$ 130.00
Current Escrow Balance	\$ 5,854.50

**Calendar #2020-16  
Arya Realty Holdings, LLC  
138-140 West Pleasant Avenue  
Block 83, Lots 3 & 4**

McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 263.50
Neglia Engineering Associates	\$ 577.50
Neglia Engineering Associates	\$ 655.50
Current Escrow Balance	\$ 3,712.00

**Calendar #2021-01  
Donna Spezzaferra  
462 Poplar Avenue  
Block 95, Lot 2**

McNally, Yaros, Kaczynski & Lime LLC	\$ 155.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 310.00
Neglia Engineering Associates	\$ 183.75
Our Town Newspaper	\$ 18.00
Current Escrow Balance	\$ 558.75

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**CORRESPONDENCE**

- 4/26/21 letter from Board Engineer Gregory J. Polyniak Re: Empire Real Estate Holdings, Inc. 191 West Central Avenue Resolution Compliance Review
- 4/27/21 letter from Steven C. Schepis, Esq. to Tax Assessor Angela Mattiace Re: Empire Real Estate Holdings, Inc. Lot Merger Request
- 4/30/21 letter from David J. Egarian Re: Empire Real Estate Holdings, LLC 191 West Central Avenue Response to 4/26/21 NEA Resolution Compliance Review
- 5/11/21 Borough of Paramus Ordinance #2021-23 Amending Zoning Requirements for Mount Laurel Residential (RML) Zone
- 5/14/21 letter from Matthew G. Capizzi, Esq. Re: Maywood Sherwood Village, LLC 11 West Passaic Street Request to Reschedule 5/27/21 Hearing to 6/24/21

- 5/18/21 City of Hackensack Ordinance #20-2021 Adopting the 132-148 Main Street Redevelopment Plan
- 5/20/21 memorandum from Maywood Police Chief Terence R. Kenny Re: Filip Kristani 44 Parkway Review
- 5/20/21 letter from Zoning Officer James Mazzer Re: Filip Kristani 44 Parkway Revised Denial Letter
- 5/20/21 letter from Board Engineer Gregory J. Polyniak Re: Marseppe, LLC 687 Elm Street Subdivision and Engineering Review
- 5/24/21 letter from Board Recording Secretary Tara Grunstra Re: Maywood Sherwood Village, LLC 11 West Passaic Street Application Hearing Rescheduled Date 6/24/21
- 5/25/21 Borough of Maywood Resolution #112-21 Authorizing the Use of Right-of-Way to Empire Real Estate Holdings
- 5/25/21 letter from Board Engineer Gregory J. Polyniak Re: Marseppe, LLC 687 Elm Street Subdivision and Engineering Review
- 5/25/21 letter from Board Engineer Gregory J. Polyniak Re: Maybrook Gardens Resolution Compliance Review
- 5/26/21 letter from Board Engineer Gregory J. Polyniak Re: Filip Kristani 44 Parkway Engineering Review
- 6/2/21 letter from Board Recording Secretary Tara Grunstra Re: Filip Kristani 44 Parkway Application Hearing Date 7/1/21
- 6/8/21 Superior Court Summons Empire Real Estate Holdings, Inc. vs. Planning Board of the Borough of Maywood and Borough of Maywood
- 6/10/21 letter from NJDEP Chief Anthony Fontana Re: Lodi Solid Waste Facility Major Modification Permit
- 6/11/21 Order Extending Interim Immunity to the Borough of Maywood (Docket No. BER-L-6216-15)
- 6/17/21 letter from Andrew M. Cimiluca, Esq. Re: Marseppe, LLC 687 Elm Street Revised Plans
- 6/18/21 memorandum from Board Engineer Gregory J. Polyniak Re: Empire Real Estate Holdings, Inc. 191 West Central Avenue Stormwater Control Alternatives
- 6/21/21 letter from Mayor Richard Bolan Re: Request for Zoning Ordinance Review

**RESOLUTION**

**Arya Realty Holdings, LLC**  
 138-140 West Pleasant Avenue  
 Block 83, Lots 3 & 4  
**Calendar #2020-16**  
**Variance & Site Plan Applications**

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 ( ) Secretary Anthony Klymenko ( )  
 Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**COMPLETENESS HEARING** None

**APPLICATION HEARING** **Maywood Sherwood Village, LLC**  
11 West Passaic Street  
Block 79, Lots 1 & 2  
**Calendar #2020-14**  
**Variance & Site Plan Applications**

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**INFORMAL HEARING** None

**CLOSED SESSION** None

**OLD BUSINESS** None

**NEW BUSINESS**

- Poll of Board member availability for Thursday, 7/1/21 meeting  
Chairman Frank Lichtenberger ( ) Vice Chairperson Charlotte Panny ( )  
Mayor Richard Bolan ( ) Councilperson Ryan Ullman ( ) Gary Neumann ( )  
Paul Kuhn ( ) John Montel ( ) Harry Hillenius ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )
  - Shade Tree Commission be added to the copy list for site plan approvals
    - Need to revise site plan application to request 21 copies of applications and plans

**OPEN MEETING TO PUBLIC**

**ADJOURNMENT**

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )