

MAYWOOD PLANNING BOARD
AGENDA
June 25, 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 June 10, 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

June 4, 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

Planning Board Miscellaneous

North Jersey Media Group \$ 13.77
Our Town Newspaper \$ 18.00
North Jersey Media Group \$ 45.60
Our Town Newspaper \$ 32.51
North Jersey Media Group \$ 37.05
2020 Budget Balance \$ 4,578.89

Planning Board Legal

McNally, Yaros, Kaczynski & Lime LLC \$ 201.50
Neglia Engineering Associates \$ 975.00
2020 Budget Balance \$10,515.00

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 \$ 31.00
Neglia Engineering Associates \$ 1,125.00
Current Escrow Balance \$ 3,237.50

Calendar #2019-05

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

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00
Current Escrow Balance \$ 1,867.75

Calendar #2019-15

**Adler Aphasia Center
50-60 West Hunter Avenue
Block 124, Lots 37 & 38**

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00
Current Escrow Balance \$ 1,265.00

**Calendar #2020-05
Aquinas Capital Funding
130A West Pleasant Avenue
Block 83, Lot 8**

McNally, Yaros, Kaczynski & Lime LLC	\$	201.50
Our Town Newspaper	\$	18.00
Current Escrow Balance	\$	0.00

**Calendar #2020-07
Stepan Company
100 West Hunter Avenue
Block 124, Lots 31-33 & 40-48**

McNally, Yaros, Kaczynski & Lime LLC	\$	248.00
Neglia Engineering Associates	\$	180.00
Current Escrow Balance	\$	1,439.50

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

- 6/8/20 letter from Board Recording Secretary Tara Grunstra Re: Empire Real Estate Holdings, Inc. Application Hearing Date 7/23/20
- 6/10/20 letter from Mayor Richard Bolan Re: Vehicle Charging Stations
- 6/11/20 letter from Maywood Fire Prevention Bureau Fire Official Thomas Tuttle Re: Stepan Company Review
- 6/16/20 letter from Board Engineer Gregory J. Polyniak Re: Derek Eisenberg121 Belle Avenue Completeness & Engineering Review
- 6/18/20 Township of Piscataway Code §21-1103 Plug-In Electric Vehicle Charging Stations
- 6/19/20 letter from Board Engineer Gregory J. Polyniak Re: PSE&G Resolution Compliance Review
- 6/24/20 letter from Board Engineer Gregory J. Polyniak Re: Derek Eisenberg121 Belle Avenue Revised Completeness & Engineering Review
- 6/25/20 letter from Board Recording Secretary Tara Grunstra Re: Empire Real Estate Holdings, Inc. Application Hearing Date 8/27/20

RESOLUTION

None

COMPLETENESS HEARING

None

APPLICATION HEARING

Beverly Patrizze

116 Cedar Avenue

Block 5, Lot 14

Calendar #2020-08

Variance Application

Application to expand the existing front porch violating the front yard setback requirement

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 ()

INFORMAL HEARING

None

OLD BUSINESS

None

NEW BUSINESS

- Possible cancellation of 7/2/20 meeting

OPEN MEETING TO PUBLIC

CLOSED SESSION

Closed Session Resolution # 2020-10

BE IT RESOLVED by the Planning Board of the Borough of Maywood, pursuant to the provisions of the Open Public Meetings Act, that the Maywood Planning Board met in closed session to discuss the following subject matter(s): Pending litigation

which subject matter(s) is (are) permitted to be discussed in closed session pursuant to the following designated sub-section(s) of Section 7 of the Open Public Meetings Act:

() Sub-section 1 dealing with material rendered confidential by express provision of Federal or State law

() Sub-section 2 covering a matter in which release of information would impair a right to receive federal funds

() Sub-section 3 involving disclosure of material that would constitute an unwarranted invasion of privacy, including material related to an individual's personal and family circumstances, without the express written consent of the individual involved

() Sub-section 4 pertaining to collective bargaining agreements and the terms, conditions and negotiations thereof

() Sub-section 5 dealing with the acquisition of real property, the setting of bank rates, or the investment of public funds where discussion thereof would adversely affect the public interest

() Sub-section 6 dealing with tactics and techniques used in protecting the safety and property of the public where disclosure could impair such protection or investigation of violation of the law

(X) Sub-section 7 dealing with pending or anticipated litigation, contract negotiations, or matters falling within the attorney-client privilege

() Sub-section 8 concerning personnel matters dealing with employment, appointment, termination, or terms and conditions of employment of any person or persons, or the evaluation, promotion or disciplining of employees unless all employees involved consent to disclosure thereof

() Sub-section 9 involving deliberations after public hearing on a matter which may result in the imposition of a civil penalty or the suspension or loss of a license

AND BE IT FURTHER RESOLVED that, as precisely as can be determined at this time, the discussion conducted in the said closed session can be disclosed to the public upon taking final action thereon, provided disclosure shall not violate the attorney-client privilege or constitute an undue invasion of privacy; and

BE IT FURTHER RESOLVED that the Planning Board of the Borough of Maywood

() Will return to open session after this meeting.

(X) Do not envision that they will return to open session after this meeting but reserves the right to do so.

To go into Closed Session:

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 ()