

**MAYWOOD PLANNING BOARD
MINUTES
June 6, 2024**

A regular meeting of the Maywood Planning Board was held on Thursday, June 6, 2024 in the Council Chambers of the Maywood Municipal Building, 15 Park Avenue, Maywood, New Jersey at 7:30pm. “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 7, 2023. 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 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.”

Flag Salute

Call to Order

The meeting was called to order at 7:34pm with the following members present:

Councilperson Ryan Ullman (arrived @ 7:36pm)

Vice Chairperson Anthony Klymenko

Secretary Gary Neumann

Cynthia Petersen

John Gargagliano

Harry Hillenius

Douglas Herrick

Thomas Lindenau

Rick DeHeer

Board Attorney John Ferraro

Councilperson Ryan Ullman arrived at 7:36pm.

Bills

John Gargagliano made a motion to accept payment of the bills.

Rick DeHeer seconded the motion.

All eligible members present voted in favor of the motion.

Correspondence

1. 6/3/24 letter from Zoning Officer Dina Lynch Re: Goldsman-Correa 157 Thoma Avenue Denial Letter
2. 6/3/24 letter from Board Engineer Gregory Polyniak Re: Duke Realty 149-151 Maywood Avenue Resolution Compliance Review
3. 6/4/24 letter from Board Engineer Gregory Polyniak Re: Kine Buds Maywood 113 East Passaic Street Amended Site Plan Review
4. 6/5/24 letter from Board Recording Secretary Tara Grunstra Re: Kine Buds Maywood 113 East Passaic Street Application Hearing Date 6/27/24
5. 6/5/24 letter from Zoning Officer Dina Lynch Re: Eno and Ina Vaqari 85 Beech Street Denial Letter

Resolution	None
Completeness Hearing	None
Application Hearing	None
Informal Hearing	None

Old Business

- Updated Land Use Fees
 - Board Recording Secretary Tara Grunstra questioned when certain fees would be applied, i.e., Concept Plan with Input and Advice from Board Professional Advisors and Collective Technical Review
 - Board Attorney John Ferraro offered to investigate those fees
 - Board Recording Secretary Grunstra cited Rick DeHeer’s 2/12/24 Land Use Fee Review where fees are listed for land size under and over 10,000 square feet but land size of 10,000 square feet is not
 - Mr. DeHeer suggested amending the fee to reflect “having a land size up to and including 10,000 square feet”
 - Mr. DeHeer’s review also suggested amending the site plan application fees to reflect smaller lot sizes in Maywood
 - Board Recording Secretary Grunstra asked if the Board Professionals Hourly Fees listed under Escrow Accounts should be removed
 - Cynthia Petersen and Rick DeHeer would like to keep the fees listed for information purposes
 - Board Attorney Ferraro suggested adding an appendix to the application with the Board Professionals Hourly Fees listed
 - Mr. DeHeer recommended removing the word “prorated” from the Escrow Deposit for Final Site Plan applications
 - He also suggested simplifying the language for the Escrow Deposit for Minor and Major Subdivisions to “\$200 for each lot within proposed subdivision, \$750 minimum”

New Business

- Distribution of Calendar #2023-10A Kine Buds Maywood, LLC 113 East Passaic Street Amended Site Plan Application
- Distribution of Stonefield Engineering materials for Calendar # 2023-15 JW Congregation Support, Inc. 439 Maywood Avenue Bulk Variance & Site Plan Application
- Distribution of Calendar #2024-05 Bryan Goldsman 157 Thoma Avenue Variance Application

Open Meeting to the Public

Closed Session	None
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Adjournment

A motion to adjourn the meeting was made by Harry Hillenius.
 John Gargagliano seconded the motion.
 All eligible members present voted in favor of the motion.

The meeting was adjourned at 7:56pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary