

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**July 1, 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 May 24, 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**                      None

**BILLS**

<b>Planning Board Legal</b>	
McNally, Yaros, Kaczynski & Lime LLC	\$ 744.00
2021 Budget Balance	\$ 9,761.50

**Calendar #2020-13**  
**GFR Maywood, LLC**  
**18 West Passaic Street &**  
**521 Maywood Avenue**  
**Block 96, Lots 7 & 8**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 46.50  
 Current Escrow Balance \$ 2,082.80

**Calendar #2020-14**  
**Maywood Sherwood Village, LLC**  
**11 West Passaic Street**  
**Block 79, Lots 1 & 2**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 62.00  
 Current Escrow Balance \$ 5,792.50

**Calendar #2020-16**  
**Arya Realty Holdings, LLC**  
**138-140 West Pleasant Avenue**  
**Block 83, Lots 3 & 4**  
 Kauker & Kauker \$ 455.00  
 McNally, Yaros, Kaczynski & Lime LLC \$ 31.00  
 Current Escrow Balance \$ 3,226.00

**Calendar #2021-02**  
**Filip Kristani**  
**44 Parkway**  
**Block 62, Lot 4**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 108.50  
 Current Escrow Balance \$ 1,064.00

**Calendar #2021-05**  
**Marseppe, LLC**  
**687 Elm Street**  
**Block 56, Lot 19**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 201.50  
 Current Escrow Balance \$ 2,500.00

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**

- 6/28/21 letter from Board Engineer Gregory J. Polyniak Re: Marseppe, LLC 687 Elm Street Subdivision and Engineering Review

- 6/29/21 letter from Board Engineer Gregory J. Polyniak Re: Helian Wang 203 Prospect Avenue Completeness, Planning and Engineering Review
- 6/30/21 letter from Board Recording Secretary Tara Grunstra Re: Marseppe, LLC 687 Elm Street Application Hearing Date 7/22/21

**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** **Filip Kristani**  
 44 Parkway  
 Block 62, Lot 4  
**Calendar #2021-02**  
**Variance Application**

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** None

**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 ( )