

MAYWOOD PLANNING BOARD
AGENDA
July 7, 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 December 16, 2021 and March 31, 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 Traffic Engineer Brian Intindola – Neglia Engineering Associates	()
Board Planner Michael Kauker – Kauker and Kauker, LLC	()

BILLS

Calendar #2020-12

SHDK, LLC

24-30 West Pleasant Avenue

Block 79, Lot 4

Neglia Engineering Associates	\$ 390.00
Current Escrow Balance	\$ 5,066.50

Calendar #2020-14

Maywood Sherwood Village, LLC

11 West Passaic Street

Block 79, Lots 1 & 2

Neglia Engineering Associates	\$ 937.50
Current Escrow Balance	\$ 845.50

Calendar #2021-05

Marseppe, LLC

687 Elm Street

Block 56, Lot 19

Neglia Engineering Associates \$ 487.50

Current Escrow Balance \$ 242.00

Calendar #2021-11

Duke Realty

149-151 Maywood Avenue

Block 124, Lot 30

Neglia Engineering Associates \$ 1,323.75

Current Escrow Balance \$ 6,897.25

Calendar #2022-03

TRB Associates

145 West Passaic Street

Block 83, Lots 15 & 16

Neglia Engineering Associates \$ 585.00

Current Escrow Balance \$ 623.50

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. 6/23/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Extension for the Board to Act Through 7/28/22
2. 6/28/22 Adopted Borough Ordinance #7-22 Adopting the East Hunter Avenue Redevelopment Plan
3. 6/28/22 Introduced Borough Ordinance #8-22 Restricted Commercial District RC and Garages and Off-Street Parking
4. 6/28/22 Adopted Borough Ordinance #10-22 Adding Chapter 211 Affordable Housing
5. 6/28/22 Adopted Borough Resolution #142-22 Endorsing the Housing Element and Fair Share Plan
6. 6/28/22 Adopted Borough Resolution #152-22 Adopting the Spending Plan for the Affordable Housing Trust Fund
7. 7/6/22 letter from Zoning Enforcement Officer Dina Lynch Re: Benjamin Sosa 437 Golf Avenue Denial Letter
8. 7/7/22 letter from James E. Jaworski Re: Duke Realty 149-151 Maywood Avenue Request to Adjourn Hearing to 7/28/22 and an Extension for the Board to Act Through 8/18/22

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

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 ()

COMPLETENESS HEARING None

APPLICATION HEARING None

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS

- Review of Application Requirements Checklist (Schedule C)

NEW BUSINESS

- Distribution of Calendar #2022-10 AFP Properties Group, LLC, 846 Spring Valley Road, Block 20, Lot 1, Subdivision Application

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 ()