

**MAYWOOD PLANNING BOARD**  
**MINUTES**  
**August 22, 2024**

A regular meeting of the Maywood Planning Board was held on Thursday, August 22, 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 7:30pm with the following members present:

Chairperson Charlotte Panny

Vice Chairperson Anthony Klymenko

Secretary Gary Neumann

Cynthia Petersen

Harry Hillenius

Douglas Herrick

Thomas Anzevino

Rick DeHeer

Board Attorney John Ferraro

**Approval of Minutes**

Cynthia Petersen made a motion to accept the minutes from the June 27, 2024 meeting.

Vice Chairperson Anthony Klymenko seconded the motion.

All eligible members present voted in favor of the motion.

Rick DeHeer made a motion to accept the minutes from the July 25, 2024 meeting.

Douglas Herrick seconded the motion.

All eligible members present voted in favor of the motion.

Douglas Herrick made a motion to accept the minutes from the August 1, 2024 meeting.

Harry Hillenius seconded the motion.

All eligible members present voted in favor of the motion.

**Bills**

Harry Hillenius made a motion to approve payment of the bills.

Rick DeHeer seconded the motion.

All eligible members present voted in favor of the motion.

## Correspondence

1. 8/1/24 letter from Ashin Maniar Re: Kine Buds Maywood 113 East Passaic Street Engineer Response Letter
2. 8/5/24 letter from Dan McCarthy Re: Megaleaf 231 West Passaic Street Site Plan Waiver Request
3. 8/8/24 letter from Board Engineer Gregory Polyniak Re: Duke Realty 149-151 Maywood Avenue Retaining Wall Review
4. 8/12/24 letter from Board Engineer Gregory Polyniak Re: JW Congregation Support 439 Maywood Avenue Bond and Estimate Review
5. 8/12/24 letter from Board Engineer Gregory Polyniak Re: TRB Associates 145 West Passaic Street Amended Site Plan Review
6. 8/13/24 letter from Board Recording Secretary Tara Grunstra Re: TRB Associates 145 West Passaic Street Application Hearing Date 10/24/24
7. 8/13/24 letter from Board Engineer Gregory Polyniak Re: Kine Buds Maywood 113 East Passaic Street Resolution Compliance Review
8. 8/14/24 letter from Board Engineer Gregory Polyniak Re: Megaleaf 231 West Passaic Street Completeness, Planning & Engineering Review
9. 8/14/24 letter from Eric V. Timsak of Bergen County Department of Planning & Engineering Re: JW Congregation Support, Inc. 439 Maywood Avenue Conditional Approval
10. 8/19/24 letter from Joseph L. Basralian Re: 8/22/24 Public Hearing on Preliminary Investigation Area in Need of Redevelopment Study
  - a. Chairperson Charlotte Panny asked for clarification
  - b. Board Attorney John Ferraro explained that there were inconsistencies regarding condemnation in the Mayor and Council resolution authorizing the study
    - i. He said that once the Mayor and Council create a new resolution, the public hearing will be rescheduled
11. 8/21/24 letter from Board Engineer Gregory Polyniak Re: Kine Buds Maywood 113 East Passaic Street Bond Letter and Estimate
12. 8/22/24 letter from Board Engineer Gregory Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Resolution Compliance Review

## Resolution

**Bryan Goldsman**

157 Thoma Avenue  
Block 107, Lot 17

**Calendar #2024-05**

**Variance Application**

Minimum Side Yard Setback (5' required vs. 4.8' existing/proposed)

Minimum Rear Yard Setback (30' required vs. 16.8' proposed)

Maximum Lot Coverage (30% required vs. 32.49% existing/proposed)

Vice Chairperson Anthony Klymenko made a motion to memorialize the resolution.

Thomas Anzevino seconded the motion.

All eligible members voted in favor of the motion.

**Completeness Hearing**            None

**Application Hearing**            None

**Informal Hearing**                      None

**Old Business**

- Land Use Fees with Updated Language
  - Board Attorney Ferraro distributed the land use fees with updated language and detailed the changes
  - The Board requested that he forward the land use fees to the Governing Boady for adoption

**New Business**

- Distribution of revised site plan for Calendar #2024-04 Timothy J. Coe 181 Roosevelt Place Variance Application
- Distribution of Calendar #2024-06 Megaleaf 231 West Passaic Street Site Plan Application
- Distribution of revised site plan for Calendar #2023-11 Filip Kristani 44 Parkway Variance Application

**Open Meeting to the Public**

**Closed Session**                      None

**Adjournment**

A motion to adjourn the meeting was made by Harry Hillenius.  
Cynthia Petersen seconded the motion.  
All eligible members present voted in favor of the motion.  
The meeting was adjourned at 7:42pm.

Respectfully submitted,

Tara Grunstra  
Planning Board Recording Secretary