

MAYWOOD PLANNING BOARD
AGENDA
August 27, 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 July 16, 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	()
Board Planner Michael Kauker – Kauker and Kauker, LLC	()

APPROVAL OF MINUTES

July 23, 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	\$ 41.80
Our Town Newspaper	\$ 39.28
2020 Budget Balance	\$ 4,497.81

Planning Board Legal

Neglia Engineering Associates	\$ 390.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 2,374.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 567.00
2020 Budget Balance	\$ 6,182.50

Calendar #2017-14

Outfront Media, LLC

99 West Essex Street

Block 125, Lot 1

McNally, Yaros, Kaczynski & Lime LLC	\$ 31.00
Current Escrow Balance	\$ 1,727.00

Calendar #2018-10

200 Route 17, LLC

200 Route 17 South

Block 125, Lots 3 & 4

200 Route 17, LLC	\$ 368.29
Current Escrow Balance	\$ 0.00

Calendar #2019-05

Maybrook Gardens-Maybrook II

Maybrook Drive

Block 131, Lot 10

McNally, Yaros, Kaczynski & Lime LLC	\$ 77.50
Current Escrow Balance	\$ 1,790.25

Calendar #2019-06

PSE&G

186 West Central Avenue

Block 124, Lots 80-91

Neglia Engineering Associates	\$ 1,405.50
Current Escrow Balance	\$ 6,891.50

Calendar #2019-15

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

McNally, Yaros, Kaczynski & Lime LLC \$ 666.50
Current Escrow Balance \$ 580.50

Calendar #2020-01

**NYCE Tattoos
946 Spring Valley Road
Block 2, Lot 5**

Alaimo Group \$ 658.75
Current Escrow Balance \$ 3,834.00

Calendar #2020-03

**Empire Real Estate Holdings/
Silverstar Alloy Wheel Repair
191 West Central Avenue
Block 122, Lots 15 & 16.01**

Kauker & Kauker \$ 325.00
Neglia Engineering Associates \$ 243.75
McNally, Yaros, Kaczynski & Lime LLC \$ 201.50
Kauker & Kauker \$ 130.00
Current Escrow Balance \$ 1,940.75

Calendar #2020-05

**Aquinas Capital Funding
130A West Pleasant Avenue
Block 83, Lot 8**

McNally, Yaros, Kaczynski & Lime LLC \$ 62.00
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 \$ 682.00
McNally, Yaros, Kaczynski & Lime LLC \$ 31.00
Current Escrow Balance \$ 1,226.50

Calendar #2020-08

**Beverly Patrizze
116 Cedar Avenue
Block 5, Lot 14**

McNally, Yaros, Kaczynski & Lime LLC \$ 314.00
Current Escrow Balance \$ 186.00

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 () Rick DeHeer ()
Peter Cicarelli () Secretary Anthony Klymenko () Daniel Nemecek ()
John Gargagliano ()

CORRESPONDENCE

- 7/27/20 letter from Board Recording Secretary Tara Grunstra Re: Derek Eisenberg 121 Belle Avenue Application Hearing Rescheduled Date 10/1/20
- 7/27/20 letter from Board Recording Secretary Tara Grunstra Re: Empire Real Estate Holdings, Inc. 191 West Central Avenue Summary of Required Information
- 7/30/20 Environmental Impact Statement for Stepan Company 100 West Hunter Avenue
- 7/31/20 letter from Board Recording Secretary Tara Grunstra Re: Outfront Media 99 West Essex Street Application Hearing Date 9/24/20
- 7/31/20 letter from Board Engineer Gregory J. Polyniak Re: Updated PSE&G Resolution Compliance Review
- 7/31/20 letter from David B. Robinson Re: Stepan Company 100 West Hunter Avenue Completeness and Engineering Review Letter Response
- 8/3/20 letter from Board Engineer Gregory J. Polyniak Re: Updated Stepan Company 100 West Hunter Avenue Completeness and Engineering Review
- 8/5/20 letter from Thomas K. Hynes Re: L.M.G., LLC 945 Spring Valley Road Request to Reschedule Completeness Hearing Date
- 8/5/20 Court Order Granting Extended Interim Immunity to the Borough of Maywood BER-L-6216-15
- 8/5/20 letter from Board Engineer Gregory J. Polyniak Re: Updated Stepan Company 100 West Hunter Avenue Completeness and Engineering Review
- 8/6/20 letter from Board Recording Secretary Tara Grunstra Re: L.M.G., LLC 945 Spring Valley Road Completeness Hearing Rescheduled Date 9/3/20
- 8/6/20 letter from Board Recording Secretary Tara Grunstra Re: Stepan Company 100 West Hunter Avenue Certification of Completeness Starts 7/30/20
- 8/10/20 letter from Board Engineer Gregory J. Polyniak Re: Beverly Patrizze 116 Cedar Avenue Resolution Compliance Review
- 8/12/20 letter from Board Engineer Gregory J. Polyniak Re: Updated PSE&G Resolution Compliance Review
- 8/13/20 letter from David J. Egarian Re: Empire Real Estate Holdings, Inc. 191 West Central Avenue Completeness and Engineering Review Response
- 8/13/20 Environmental Impact Statement for Empire Real Estate Holdings, Inc. 191 West Central Avenue
- 8/14/20 letter from Brian M. Chewcaskie Re: NYCE Tattoos 946 Spring Valley Road Request for Hearing Date
- 8/19/20 letter from Board Engineer Gregory J. Polyniak Re: Updated Empire Real Estate Holdings, Inc. 191 West Central Avenue Completeness and Engineering Review
- 8/19/20 letter from Board Engineer Gregory J. Polyniak Re: Updated Stepan Company 100 West Hunter Avenue Completeness and Engineering Review

RESOLUTION

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 was approved

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 ()

COMPLETENESS HEARING

Stepan Company

100 West Hunter Avenue
Block 124, Lots 31-33 & 40-48

Calendar #2020-07

Variance & Site Plan Applications

Application to construct a masonry wall exceeding the height 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 ()

APPLICATION HEARING None

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS None

NEW BUSINESS

- Covid-19 Permit Extension Act

OPEN MEETING TO PUBLIC

ADJOURNMENT

A motion to adjourn was made by _____, seconded by _____.