

MAYWOOD PLANNING BOARD
AGENDA
August 3, 2017

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 23, 2016. 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.”

FLAG SALUTE

ROLL CALL

Frank Lichtenberger, Chairman ()
Paul Kuhn, Vice Chairman ()
Charlotte Panny, Secretary ()
Mayor Adrian Febre ()
Councilman Rick DeHeer ()
Gary Neumann ()
John Montel ()
Harry Hillenius ()
Charles Goebel ()
John McManus Alt. # 1 ()
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 David Gleassey – Remington, Vernick & Arango Engineers ()
Board Planner Michael Kauker – Kauker and Kauker, LLC ()

APPROVAL OF MINUTES July 6, 2017

Motion by: _____
Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()
Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()
Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()
John McManus () Anthony Klymenko () Daniel Nemecek () John Gargagliano ()

BILLS

Engineering Services & Costs
Kauker & Kauker, LLC \$ 520.00

Planning Board Miscellaneous
NJ Planning Officials \$ 80.00
2017 Estimated Budget Balance \$ 5,156.00

Riverside Medical Group
1 Maywood Avenue
Block 124, Lot 6.01
Remington & Vernick \$ 444.00
Current Escrow Balance \$ 2,488.50

Jason Healy
204 Loughlin Place
Block 23, Lot 3
Our Town Newspaper \$ 18.00
Current Escrow Balance \$ 158.00

Janet Castellano
146 Cedar Avenue
Block 6, Lot 10
Our Town Newspaper \$ 18.00
Current Escrow Balance \$ 290.00

Kami Rehanian/Republic Enterprises
561 Elm Street
Block 78, Lot 14
Return of Escrow Balance \$ 1,279.00
Escrow Balance \$ 0.00
Escrow Provided By New Owner \$ 1,279.00

Jackie Bryja
561 Elm Street
Block 78, Lot 14
McNally, Yaros, Kaczynski & Lime LLC \$ 96.00
Current Escrow Balance \$ 1,183.00

Motion by: _____
Seconded by: _____

Roll Call Vote:
Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()
Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()
Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()
John McManus () Anthony Klymenko () Daniel Nemezcek () John Gargagliano ()

CORRESPONDENCE

- 7/7/17 letter from Andrew T. Fede of Archer & Greiner Re: Riverside Medical Group 1 Maywood Avenue Exhibits A4 and A5
- 7/13/17 letter from Andrew T. Fede of Archer & Greiner Re: Riverside Medical Group 1 Maywood Avenue Support of 7/6/17 Testimony
- 7/20/17 memo from Board Planner Michael Kauker Re: Riverside Medical Group 1 Maywood Avenue Application
- 7/24/17 letter from Andrew T. Fede of Archer & Greiner Re: Riverside Medical Group 1 Maywood Avenue Proof of Services of Notices and Publication for 8/3/17 Hearing
- 7/31/17 letter from Board Engineer David Gleassey Re: Empire Real Estate Holdings 191 West Central Avenue Completeness Review

RESOLUTION #1

Maywood Veterinary Clinic

125 East Passaic Street
Block 77, Lot 19

Calendar #2017-03

Variance & Site Plan Applications

Application seeking an accessory use in a preexisting nonconforming accessory building to use as a pet groomer as an accessory use to the veterinary clinic, expanding the preexisting nonconforming accessory building, additional signage and preexisting side and rear yard setback variance

Motion by: _____

Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()
Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()
Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()
John McManus () Anthony Klymenko () Daniel Nemecek () John Gargagliano ()

RESOLUTION #2

Bel Fiore Boutique LLC

15 West Pleasant Avenue
Block 61, Lot 34

Calendar #2017-08

Sign Application

Application proposing 2 non-illuminated wall signs which comply with the Borough code

Motion by: _____

Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()
Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()
Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()
John McManus () Anthony Klymenko () Daniel Nemecek () John Gargagliano ()

RESOLUTION #3

Paul Padro (Uncle Paulie’s Peruvian Chicken)

81 West Pleasant Avenue
Block 71, Lot 17

Calendar #2017-10

Variance Application

Application seeking a variance for the number of parking spaces as required by the ordinance

Motion by: _____

Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()
Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()
Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()
John McManus () Anthony Klymenko () Daniel Nemecek () John Gargagliano ()

HEARING

Riverside Medical Group

1 Maywood Avenue
Block 124, Lot 6.01

Calendar #2017-04

Use Variance & Site Plan Applications

Application proposing utilizing the basement for a sleep study facility

Motion by: _____

Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()
Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()
Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()
John McManus () Anthony Klymenko () Daniel Nemecek () John Gargagliano ()

CLOSED SESSION

Closed Session Resolution # 2017-XX

BE IT RESOLVED by the Planning Board of the Borough of Maywood, pursuant to the provisions of the Open Public Meetings Act, that the Maywood Planning Board met in closed session to discuss the following subject matter(s):

which subject matter(s) is (are) permitted to be discussed in closed session pursuant to the following designated sub-section(s) of Section 7 of the Open Public Meetings Act:

- Sub-section 1 dealing with material rendered confidential by express provision of Federal or State law
- Sub-section 2 covering a matter in which release of information would impair a right to receive federal funds
- Sub-section 3 involving disclosure of material that would constitute an unwarranted invasion of privacy, including material related to an individual's personal and family circumstances, without the express written consent of the individual involved
- Sub-section 4 pertaining to collective bargaining agreements and the terms, conditions and negotiations thereof
- Sub-section 5 dealing with the acquisition of real property, the setting of bank rates, or the investment of public funds where discussion thereof would adversely affect the public interest
- Sub-section 6 dealing with tactics and techniques used in protecting the safety and property of the public where disclosure could impair such protection or investigation of violation of the law
- Sub-section 7 dealing with pending or anticipated litigation, contract negotiations, or matters falling within the attorney-client privilege
- Sub-section 8 concerning personnel matters dealing with employment, appointment, termination, or terms and conditions of employment of any person or persons, or the evaluation, promotion or disciplining of employees unless all employees involved consent to disclosure thereof
- Sub-section 9 involving deliberations after public hearing on a matter which may result in the imposition of a civil penalty or the suspension or loss of a license

AND BE IT FURTHER RESOLVED that, as precisely as can be determined at this time, the discussion conducted in the said closed session can be disclosed to the public upon taking final action thereon, provided disclosure shall not violate the attorney-client privilege or constitute an undue invasion of privacy; and

- BE IT FURTHER RESOLVED that the Planning Board of the Borough of Maywood
- Will return to open session after this meeting.
 - Do not envision that they will return to open session after this meeting but reserves the right to do so.

To go into Closed Session:

Motion by: _____

Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()

Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()

Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()

John McManus () Anthony Klymenko () Daniel Nemecek () John Gargagliano ()

To return to the regular order of business:

Motion by: _____

Seconded by: _____

Roll Call Vote:

Chairman Frank Lichtenberger () Vice Chairman Paul Kuhn ()

Secretary Charlotte Panny () Mayor Adrian Febre () Councilman Rick DeHeer ()

Gary Neumann () John Montel () Harry Hillenius () Charles Goebel ()

John McManus () Anthony Klymenko () Daniel Nemecek () John Gargagliano ()

INFORMAL HEARING None

OLD BUSINESS None

NEW BUSINESS None

OPEN MEETING TO PUBLIC

ADJOURNMENT

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