

MAYWOOD PLANNING BOARD
AGENDA
August 4, 2022
7:30pm

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 ()

APPROVAL OF MINUTES June 2, 2022

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 ()

APPROVAL OF MINUTES

June 21, 2022

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 ()

APPROVAL OF MINUTES

July 7, 2022

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 ()

BILLS

Planning Board Miscellaneous

Our Town Newspaper \$ 46.30
Our Town Newspaper \$ 17.80
2022 Budget Balance \$ 4,732.10

Planning Board Legal

McNally, Yaros, Kaczynski & Lime LLC \$ 1,407.50
McNally, Yaros, Kaczynski & Lime LLC \$ 2,046.00
Neglia Engineering Associates \$ 273.00
2022 Budget Balance \$ 5,976.00

Calendar #2020-12

SHDK, LLC

24-30 West Pleasant Avenue

Block 79, Lot 4

McNally, Yaros, Kaczynski & Lime LLC \$ 185.00
Current Escrow Balance \$ 4,881.50

Calendar #2021-05

Marseppe, LLC

687 Elm Street

Block 56, Lot 19

McNally, Yaros, Kaczynski & Lime LLC \$ 31.00
Current Escrow Balance \$ 211.00

Calendar #2021-11
Duke Realty
149-151 Maywood Avenue
Block 124, Lot 30

McNally, Yaros, Kaczynski & Lime LLC \$ 707.50
Neglia Engineering Associates \$ 1,521.00
Current Escrow Balance \$ 3,368.75

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. 6/2/22 letter from Eric V. Timsak of Bergen County Planning and Engineering Re: TRB Associates 145 West Passaic Street No Further Action
2. 7/7/22 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Revised Completeness, Planning & Engineering Review
3. 7/12/22 letter from Matthew Evans of Evans Architects Re: SHDK, LLC 24-30 West Pleasant Avenue Waiver Request
4. 7/12/22 Adopted Borough Ordinance #9-22 Amending Section 209-38.3 Townhouse Use Overlay District (THO) and Adding Section 209-38.6 Townhouse Use Overlay-2 District, Section 209-38.7 Townhouse Use Overlay-3 District and Section 209-39 B. (9) Parking Requirements for All THO Districts
5. 7/18/22 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Revised Completeness, Planning & Engineering Review
6. 7/19/22 Order Extending Interim Immunity to the Borough of Maywood and Scheduling Compliance Hearing
7. 7/19/22 letter from Dominic L. DiSalvo of Bergen County Utilities Authority Re: Sanitary Sewer Will Serve Request
8. 7/20/22 transmittal from Kristen Franco of Atlantic Traffic & Design Re: Duke Realty 149-151 Maywood Avenue NJDOT Submission
9. 7/21/22 letter from Board Engineer Gregory J. Polyniak Re: AFP Properties Group 846 Spring Valley Road Completeness, Planning & Engineering Review
10. 7/25/22 letter from Board Recording Secretary Tara Grunstra Re: SHDK, LLC 24-30 West Pleasant Avenue Application Hearing Date 9/22/22
11. 7/28/22 letter from Daniel L. Steinhagen of Beattie Padovano Re: AFP Properties Group 846 Spring Valley Road Waiver Request
12. 8/1/22 letter from Board Engineer Gregory J. Polyniak Re: Duke Realty 149-151 Maywood Avenue Revised Completeness, Planning & Engineering Review
13. 8/2/22 letter from Board Engineer Gregory J. Polyniak Re: TRB Associates 145 West Passaic Street Completeness, Planning & Engineering Review
14. 8/2/22 letter from Board Engineer Gregory J. Polyniak Re: AFP Properties Group 846 Spring Valley Road Revised Completeness, Planning & Engineering Review

15. 8/3/22 letter from Board Recording Secretary Tara Grunstra Re: AFP Properties Group
846 Spring Valley Road Application Hearing Date 9/1/22
16. 8/3/22 letter from Zoning Enforcement Officer Dina Lynch Re: Mr. or Mrs. Siniscalco 66
West Magnolia Avenue Denial Letter

RESOLUTION None

COMPLETENESS HEARING None

APPLICATION HEARING **Duke Realty**
149-151 Maywood Avenue
Block 124, Lot 30
Calendar #2021-11
Variance & Site Plan Applications
Variances:
1-Applicant proposes 309 parking spaces where 760 parking spaces are required
2-Applicant proposes a retaining wall height of 7.5 feet and 5.25 feet where 3.5 feet is permitted
Waivers:
1-Applicant proposes 22 street trees for internal roadways where 39 trees are required
Site Plan Checklist Waivers:
1-Locations and profiles of all water courses and draining facilities within 200 feet of the Property
2-Location, size and slope of existing and proposed sanitary sewers
3-Size and location of existing and proposed driveways and curb cuts
4-Approval of Soil Conservation District
5-Permit from Department of Environmental Protection
6-Permit from Department of Transportation

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 ()

INFORMAL HEARING None

CLOSED SESSION None

OLD BUSINESS

- Review of Application Requirements Checklist (Schedule C)

NEW BUSINESS

None

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 ()