

MAYWOOD PLANNING BOARD
AGENDA
September 1, 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 Planner Michael Kauker – Kauker and Kauker, LLC	()

BILLS

Planning Board Legal

McNally, Yaros, Kaczynski & Lime LLC	\$ 618.50
McNally, Yaros, Kaczynski & Lime LLC	\$ 186.00
Neglia Engineering Associates	\$ 48.75
2022 Budget Balance	\$ 5,122.75

Calendar #2020-12

SHDK, LLC

24-30 West Pleasant Avenue

Block 79, Lot 4

McNally, Yaros, Kaczynski & Lime LLC	\$ 619.00
Neglia Engineering Associates	\$ 341.25
Current Escrow Balance	\$ 3,921.25

Calendar #2021-11

Duke Realty

149-151 Maywood Avenue

Block 124, Lot 30

McNally, Yaros, Kaczynski & Lime LLC	\$ 1,026.50
Neglia Engineering Associates	\$ 450.00
Current Escrow Balance	\$ 1,892.25

Calendar #2022-03

TRB Associates

145 West Passaic Street

Block 83, Lots 15 & 16

McNally, Yaros, Kaczynski & Lime LLC	\$ 366.50
Neglia Engineering Associates	\$ 300.00
Current Escrow Balance	\$ 7,200.00

Calendar #2022-10

ASP Properties Group

846 Spring Valley Road

Block 20, Lot 1

McNally, Yaros, Kaczynski & Lime LLC	\$ 644.50
Neglia Engineering Associates	\$ 1,185.00
Current Escrow Balance	\$ 815.00

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. 8/3/22 memorandum from Board Planner Michael F. Kauker Re: TRB Associates 145 West Passaic Street Planning Review
2. 8/18/22 letter from Bradford A Bohler Re: Duke Realty 149-151 Maywood Avenue Flood Hazard Area Application
3. 8/24/22 letter from Board Engineer Gregory J. Polyniak Re: PSE&G 186 West Central Avenue As-Built Review
4. 8/25/22 letter from Zoning Enforcement Officer Dina Lynch Re: 100 Essex Street Denial Letter
5. 8/25/22 letter from Board Engineer Gregory J. Polyniak Re: 217 Realty, LLC 217 Hergesell Avenue Completeness, Planning & Engineering Review

RESOLUTION

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 ()

COMPLETENESS HEARING

None

APPLICATION HEARING

ASP Properties Group

846 Spring Valley Road

Block 20, Lot 1

Calendar #2022-10

Subdivision Application

Minor Subdivision Creating 2 Conforming Lots

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 ()