

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**September 2, 2021**

**CALL MEETING TO ORDER**

“This Virtual Meeting is called pursuant to the provisions of the Open Public Meetings Act. Both adequate and electronic notice of this virtual meeting has been provided by way of publication in the Our Town and The Record newspapers on or about May 24, 2021. In addition, notice of the meeting was posted on the door of the Maywood Municipal Building located at 15 Park Avenue and any handicapped-accessible entrances thereto; posted on the municipal website; provided to the municipal Clerk and distributed to all persons, if any, requesting copies of same. 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. The public commenting policy for electronic public meetings will also be followed as noted on the Borough website ([www.maywoodnj.com](http://www.maywoodnj.com)).”

**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	( )
Secretary Anthony Klymenko	( )
Peter Cicarelli Alt. #1	( )
John Gargagliano Alt. #3	( )
Geoffrey Smith 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**

August 5, 2021

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**BILLS**

**Planning Board Legal**

McNally, Yaros, Kaczynski & Lime LLC	\$ 1,206.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 170.50
Neglia Engineering Associates	\$ 195.00
Neglia Engineering Associates	\$ 442.50
2021 Budget Balance	\$ 3,946.50

**Calendar #2019-05**

**Maybrook Gardens-Maybrook II**

**Maybrook Drive**

**Block 131, Lot 10**

McNally, Yaros, Kaczynski & Lime LLC	\$ 62.00
Current Escrow Balance	\$ 804.75

**Calendar #2020-14**

**Maywood Sherwood Village, LLC**

**11 West Passaic Street**

**Block 79, Lots 1 & 2**

Kauker & Kauker LLC	\$ 520.00
Kauker & Kauker LLC	\$ 130.00
McNally, Yaros, Kaczynski & Lime LLC	\$ 201.50
Neglia Engineering Associates	\$ 536.25
Current Escrow Balance	\$ 2,843.25

**Calendar #2020-16**

**Arya Realty Holdings, LLC**

**138-140 West Pleasant Avenue**

**Block 83, Lots 3 & 4**

Our Town Newspaper	\$ 18.00
Current Escrow Balance	\$ 2,458.00

**Calendar #2021-02**

**Filip Kristani**

**44 Parkway**

**Block 62, Lot 4**

McNally, Yaros, Kaczynski & Lime LLC	\$ 124.00
Current Escrow Balance	\$ 568.00*

\*Waiting on \$3,287.00 escrow replenishment

**Calendar #2021-05**

**Marseppe, LLC**

**687 Elm Street**

**Block 56, Lot 19**

McNally, Yaros, Kaczynski & Lime LLC	\$ 186.00
Current Escrow Balance	\$ 1,601.00

**Calendar #2021-06  
Helian Wang  
203 Prospect Avenue  
Block 88, Lot 24**

McNally, Yaros, Kaczynski & Lime LLC \$ 201.50  
Neglia Engineering Associates \$ 405.00  
Current Escrow Balance \$ 806.00

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**CORRESPONDENCE**

- 8/4/21 Bergen County Soil Conservation District Re: GFR Maywood 521 Maywood Avenue Plan Approval
- 8/4/21 Zoning Officer James Mazzer Re: John Sadowski 371 Golf Avenue Denial Letter
- 8/10/21 Board Attorney Kara Kaczynski Re: Borough Ordinance #12-21 Creating Chapter 107 to Permit Cannabis Industries
- 8/20/21 letter from Board Recording Secretary Tara Grunstra Re: John & Lisa Sadowski 371 Golf Avenue Application Hearing Date 9/23/21
- 8/24/21 letter from Board Engineer Gregory J. Polyniak Re: GFR Maywood, LLC 18 West Passaic Street & 521 Maywood Avenue Revised Resolution Compliance Review
- 8/25/21 letter from Board Engineer Gregory J. Polyniak Re: GFR Maywood, LLC 18 West Passaic Street & 521 Maywood Avenue Bond Estimate and Bond Letter

**RESOLUTION**

**Marseppe, LLC**  
687 Elm Street  
Block 56, Lot 19  
**Calendar #2021-05**  
**Subdivision Application**

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**COMPLETENESS HEARING** None

**APPLICATION HEARING**

**Maywood Sherwood Village, LLC**  
11 West Passaic Street  
Block 79, Lots 1 & 2  
**Calendar #2020-14**  
**Variance & Site Plan Applications**

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )

**INFORMAL HEARING** None

**CLOSED SESSION** None

**OLD BUSINESS** None

**NEW BUSINESS**

- Electric Vehicle Charging Station Legislation

**OPEN MEETING TO PUBLIC**

**ADJOURNMENT**

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 ( ) Secretary Anthony Klymenko ( )  
Peter Cicarelli ( ) John Gargagliano ( ) Geoffrey Smith ( )