

MAYWOOD PLANNING BOARD
AGENDA
September 22, 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	()

APPROVAL OF MINUTES

August 4, 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

September 1, 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 Legal

McNally, Yaros, Kaczynski & Lime LLC \$ 525.50

McNally, Yaros, Kaczynski & Lime LLC \$ 418.50

2022 Budget Balance \$ 4,178.75

Calendar #2021-11

Duke Realty

149-151 Maywood Avenue

Block 124, Lot 30

McNally, Yaros, Kaczynski & Lime LLC \$ 692.00

Current Escrow Balance \$ 1,200.25

Calendar #2022-03

TRB Associates

145 West Passaic Street

Block 83, Lots 15 & 16

McNally, Yaros, Kaczynski & Lime LLC \$ 547.00

Current Escrow Balance \$ 6,653.00

Calendar #2022-10

ASP Properties Group

846 Spring Valley Road

Block 20, Lot 1

McNally, Yaros, Kaczynski & Lime LLC \$ 82.00

Current Escrow Balance \$ 733.00

Calendar #2022-11

217 Realty, LLC

217 Hergesell Avenue

Block 122, Lot 1

McNally, Yaros, Kaczynski & Lime LLC \$ 500.50

Current Escrow Balance \$ 3,749.50

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 Revised Review
2. 8/31/22 letter from Board Engineer Gregory J. Polyniak Re: PSE&G 186 West Central Avenue Revised As-Built Review
3. 9/6/22 letter from Eric V. Timsak of Bergen County Planning and Engineering Re: Duke Realty 149-151 Maywood Avenue Site Plan Application
4. 9/21/22 letter from Board Engineer Gregory J. Polyniak Re: PSE&G 186 West Central Avenue Revised As-Built Review

RESOLUTION #1

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 ()

RESOLUTION #2

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 ()

COMPLETENESS HEARING None

APPLICATION HEARING

SHDK, LLC
24-30 West Pleasant Avenue
Block 79, Lots 3 & 4
Calendar #2020-12
Variance & Site Plan Applications

- Variances:
- 1-Use variance to allow a total of 8 residential units and 2 commercial units where the subject property is split zoned between the RC Restricted Commercial Business District and GA Garden Apartment District
 - 2-Lot area variance for Lot 3 existing lot area of 6,369 square feet where 7,500 square feet minimum is required
 - 3-Lot width variance for Lot 3 existing lot width of 60’ where 75’ minimum is required
 - 4-Rear yard setback variance for Lot 3 existing 4.14’ where 20’ minimum is required
 - 5-Side yard setback variance for Lot 3 existing 4.7’ where 10’ minimum is required
 - 6-Front yard setback variance for Lot 4 existing 2.8’ where 0’ is required
 - 7-Rear yard setback variance for Lot 4 existing 4.14’ where 20’ minimum is required
 - 8-Parking space variance for both Lot 3 and Lot 4 proposed 13 parking spaces where 16 parking spaces minimum is required

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

- 2023 RFQs for Board Professionals

OPEN MEETING TO PUBLIC

ADJOURNMENT

Motion by: _____

Seconded by: _____

Roll Call Vote:

Mayor Richard Bolan () Mayor's Designee Jacqueline DeMuro ()
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Douglas Herrick () Derek Eisenberg () Thomas Anzevino () John Gargagliano ()