

**MAYWOOD PLANNING BOARD
MINUTES
September 22, 2022**

A regular meeting of the Maywood Planning Board was held on Thursday, September 22, 2022 in the Council Chambers of the Maywood Municipal Building, 15 Park Avenue, Maywood, New Jersey at 7:30pm. “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

Call to Order

The meeting was called to order at 7:33pm with the following members present: Councilperson Ryan Ullman (left @ 7:42pm), Gary Neumann, Chairperson Charlotte Panny, Vice Chairperson Anthony Klymenko, Harry Hillenius and Derek Eisenberg. Board Attorney Kara Kaczynski, Board Engineer Gregory Polyniak and Board Planner Michael Kauker (arrived @ 7:45pm) were also present.

Approval of Minutes

Councilperson Ryan Ullman made a motion to accept the minutes from the August 4, 2022 meeting. Derek Eisenberg seconded the motion. All eligible members present voted in favor of the motion.

Chairperson Charlotte Panny made a motion to accept the minutes from the September 1, 2022 meeting. Vice Chairperson Anthony Klymenko seconded the motion. All eligible members present voted in favor of the motion.

Bills

Harry Hillenius made a motion to accept payment of the bills. Councilperson Ryan Ullman seconded the motion. All eligible members present voted in favor of the motion.

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

ASP Properties Group
846 Spring Valley Road
Block 20, Lot 1
Calendar #2022-10
Subdivision Application

Derek Eisenberg made a motion to memorialize the resolution and Gary Neumann seconded the motion. All eligible members present voted in favor of the motion.

Completeness Hearing None

Application Hearing

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

Board Attorney Kaczynski advised that Councilperson Ryan Ullman would need to recuse himself as the application is for a D variance. He left the meeting at 7:42pm.

Joseph Petriello represents the Applicant, SHDK, LLC. Since there is an insufficient number of members present for a D variance and the Applicant may submit revised site plans, the hearing was adjourned to the 11/3/22 meeting with no requirement for additional notice. Board Engineer Greg Polyniak advised that revised site plans should be submitted 10 days prior to the hearing to provide sufficient time for him to review. Mr. Petriello agreed to extend the time for the Board to act through the end of the year.

Informal Hearing None

Closed Session None

Old Business

- Review of Application Requirements Checklist (Schedule C)

New Business

- 2023 RFQs for Board Professionals
 - Chairperson Panny reminded the Board that they can hire their own professionals
 - She confirmed with Board Attorney Kaczynski that the Board is not required to go into closed session unless they wish to discuss a specific Board professional
 - Derek Eisenberg is satisfied with the Board professionals and does not wish to make any changes
 - Chairperson Panny clarified that the Board appoints the firm and not the individual using Board Planner Michael Kauker as an example

Board Planner Michael Kauker arrived at 7:45pm.

- Harry Hillenius believes that the Board should reappoint the current professionals
- Gary Neumann confirmed that there was a quorum present to reappoint the current Board professionals
- Chairperson Panny would prefer for there to be more Board members present before making this decision
- Board Attorney Kaczynski provided a timeline:
 - Adjourn the discussion to the 10/6/22 meeting
 - If the Board decides to proceed with RFQs, the RFQs would be due by 10/31/22 and distributed to the Board at the 11/3/22 meeting
 - Board would render a decision at the 12/1/22 meeting

Open Meeting to the Public

Dave Wiseman of 522 Bergen Avenue believes that the Maywood Marketplace parking lot was redesigned 6 months ago and the ingress/egress was changed from what the Board approved. Board Attorney Kaczynski advised that he contact Zoning Officer Dina Lynch as she has enforcement jurisdiction.

Adjournment

A motion to adjourn the meeting was made by Harry Hillenius. Gary Neumann seconded the motion. All eligible members present voted in favor of the motion. The meeting was adjourned at 7:59pm.

Respectfully submitted,

Tara Grunstra
Planning Board Recording Secretary