

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**September 23, 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 ( )

**APPROVAL OF MINUTES**

September 2, 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 Miscellaneous**

Our Town Newspaper \$ 47.21  
2021 Budget Balance \$ 5,111.38

**Planning Board Legal**

McNally, Yaros, Kaczynski & Lime LLC \$ 970.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 186.00  
McNally, Yaros, Kaczynski & Lime LLC \$ 226.00  
Neglia Engineering Associates \$ 136.50  
Neglia Engineering Associates \$ 97.50  
2021 Budget Balance \$ 2,467.00

**Calendar #2019-04**

**Maybrook Gardens-Maybrook I**

**Maybrook Drive**

**Block 135, Lot 1**

McNally, Yaros, Kaczynski & Lime LLC \$ 201.50  
Current Escrow Balance \$ 609.50

**Calendar #2019-05**

**Maybrook Gardens-Maybrook II**

**Maybrook Drive**

**Block 131, Lot 10**

Neglia Engineering Associates \$ 405.00  
Current Escrow Balance \$ 399.75

**Calendar #2020-03**

**Empire Real Estate Holdings**

**191 West Central Avenue**

**Block 122, Lots 15 & 16.01**

McNally, Yaros, Kaczynski & Lime LLC \$ 124.00  
Current Escrow Balance \$ 3,936.60

**Calendar #2020-13**  
**GFR Maywood, LLC**  
**18 West Passaic Street &**  
**521 Maywood Avenue**  
**Block 96, Lots 7 & 8**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 325.50  
 Current Escrow Balance \$ 1,363.80

**Calendar #2020-14**  
**Maywood Sherwood Village, LLC**  
**11 West Passaic Street**  
**Block 79, Lots 1 & 2**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 232.50  
 Neglia Engineering Associates \$ 660.00  
 Current Escrow Balance \$ 2,610.75

**Calendar #2020-16**  
**Arya Realty Holdings, LLC**  
**138-140 West Pleasant Avenue**  
**Block 83, Lots 3 & 4**  
 Neglia Engineering Associates \$ 378.75  
 Current Escrow Balance \$ 2,079.25

**Calendar #2021-02**  
**Filip Kristani**  
**44 Parkway**  
**Block 62, Lot 4**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 93.00  
 Neglia Engineering Associates \$ 855.00  
 Neglia Engineering Associates \$ 497.25  
 Current Escrow Balance \$ 122.75\*  
 \*Waiting on \$2,287.00 escrow replenishment

**Calendar #2021-05**  
**Marseppe, LLC**  
**687 Elm Street**  
**Block 56, Lot 19**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 589.00  
 Neglia Engineering Associates \$ 604.50  
 Our Town Newspaper \$ 19.00  
 Current Escrow Balance \$ 993.00

**Calendar #2021-06**  
**Helian Wang**  
**203 Prospect Avenue**  
**Block 88, Lot 24**  
 McNally, Yaros, Kaczynski & Lime LLC \$ 62.00  
 Neglia Engineering Associates \$ 592.50  
 Neglia Engineering Associates \$ 48.75  
 Current Escrow Balance \$ 695.25

**Calendar #2021-09**

**John & Lisa Sadowski**

**371 Golf Avenue**

**Block 102, Lot 39**

McNally, Yaros, Kaczynski & Lime LLC \$ 46.50

Current Escrow Balance \$ 453.50

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**

- 9/2/21 letter from Steven C. Schepis, Esq. to Tax Assessor Angela Mattiace Re: Empire Real Estate Holdings, Inc. Lot Merger Request
- 9/14/21 letter from City of Hackensack Clerk Allison Saabye Re: Ordinance #49-2021 Adopting the 359-375 Main Street Redevelopment Plan for the Delineated Redevelopment Area
- 9/16/21 letter from Bergen County Planning & Engineering Re: Marseppe, LLC 687 Elm Street Subdivision Application Exemption
- 9/16/21 letter from Maywood Shade Tree Commission Secretary Lisamarie Schieli Re: John & Lisa Sadowski 371 Golf Avenue Variance Application
- 9/17/21 email from Filip Kristani of 44 Parkway Re: Variance Application Withdrawal

**RESOLUTION #1**

**Helian Wang**

203 Prospect Avenue

Block 88, Lot 24

**Calendar #2021-06**

**Variance 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 ( )

**RESOLUTION #2**

**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 ( )

**COMPLETENESS HEARING** None

**APPLICATION WITHDRAWAL** **Filip Kristani**  
44 Parkway  
Block 62, Lot 4  
**Calendar #2021-02**  
**Variance 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 ( )

**APPLICATION HEARING** **John & Lisa Sadowski**  
371 Golf Avenue  
Block 102, Lot 39  
**Calendar #2021-10**  
**Variance 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 ( )

**INFORMAL HEARING** None

**CLOSED SESSION** None

**OLD BUSINESS** None

**NEW BUSINESS** None

**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 ( )