

**MAYWOOD PLANNING BOARD**  
**AGENDA**  
**September 24, 2020**

**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 November 21, 2019. 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.

On August 12, 2020, adequate notice of this meeting being conducted via the “Zoom” online meeting platform in lieu of its in-person meeting which was previously advertised in the Council Chambers of the Maywood Municipal Building was posted at the entrance to the Maywood Municipal Building, filed with the Borough Clerk, sent to the Mayor and Council, Borough Administrator, Borough Attorney and Board Attorney, forwarded to the Our Town and The Record newspapers for publication, posted on the Borough website and distributed to all persons, if any, requesting copies of the same pursuant to the Open Public Meetings Act.

This meeting is being recorded 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.”

**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	( )
Rick DeHeer	( )
Peter Cicarelli Alt. #1	( )
Secretary Anthony Klymenko Alt. # 2	( )
Daniel Nemecek Alt. # 3	( )
John Gargagliano 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	( )
Borough Fair Share Housing Counsel Patrick McNamara – Scarinci Hollenbeck	( )

**APPROVAL OF MINUTES**

August 27, 2020

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 ( ) Rick DeHeer ( )  
Peter Cicarelli ( ) Secretary Anthony Klymenko ( ) Daniel Nemecek ( )  
John Gargagliano ( )

**APPROVAL OF MINUTES**

September 3, 2020

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 ( ) Rick DeHeer ( )  
Peter Cicarelli ( ) Secretary Anthony Klymenko ( ) Daniel Nemecek ( )  
John Gargagliano ( )

**BILLS**

**Planning Board Miscellaneous**

North Jersey Media Group	\$ 41.80
Our Town Newspaper	\$ 34.60
North Jersey Media Group	\$ 90.26
Our Town Newspaper	\$ 37.45
North Jersey Media Group	\$ 44.65
Our Town Newspaper	\$ 34.90
2020 Budget Balance	\$ 4,214.15

**Planning Board Legal**

McNally, Yaros, Kaczynski & Lime LLC	\$ 970.00
Neglia Engineering Associates	\$ 146.25
2020 Budget Balance	\$ 6,036.25

**Calendar #2017-14  
Outfront Media, LLC  
99 West Essex Street  
Block 125, Lot 1**

Alaimo Group	\$ 41.25
Current Escrow Balance	\$ 1,685.75

**Calendar #2019-06**

**PSE&G**

**186 West Central Avenue**

**Block 124, Lots 80-91**

McNally, Yaros, Kaczynski & Lime LLC	\$	77.50
McNally, Yaros, Kaczynski & Lime LLC	\$	31.00
Neglia Engineering Associates	\$	637.50
Alaimo Group	\$	41.25
Current Escrow Balance	\$	6,212.75

**Calendar #2019-14**

**Zion Evangelical Lutheran Church**

**120 East Pleasant Avenue**

**Block 77, Lot 8**

McNally, Yaros, Kaczynski & Lime LLC	\$	90.00
Current Escrow Balance	\$	0.00

**Calendar #2019-15**

**Adler Aphasia Center**

**50-60 West Hunter Avenue**

**Block 124, Lots 37 & 38**

Alaimo Group	\$	206.25
Current Escrow Balance	\$	374.25

**Calendar #2019-20**

**Mind & Body Fitness**

**136 West Pleasant Avenue**

**Block 83, Lot 5**

McNally, Yaros, Kaczynski & Lime LLC	\$	199.00
McNally, Yaros, Kaczynski & Lime LLC	\$	135.00
Current Escrow Balance	\$	0.00

**Calendar #2020-01**

**NYCE Tattoos**

**946 Spring Valley Road**

**Block 2, Lot 5**

McNally, Yaros, Kaczynski & Lime LLC	\$	30.00
McNally, Yaros, Kaczynski & Lime LLC	\$	150.00
McNally, Yaros, Kaczynski & Lime LLC	\$	46.50
McNally, Yaros, Kaczynski & Lime LLC	\$	31.00
Current Escrow Balance	\$	3,834.00

**Calendar #2020-03**

**Empire Real Estate Holdings/**

**Silverstar Alloy Wheel Repair**

**191 West Central Avenue**

**Block 122, Lots 15 & 16.01**

McNally, Yaros, Kaczynski & Lime LLC	\$	396.50
Neglia Engineering Associates	\$	195.00
Current Escrow Balance	\$	1,745.75

**Calendar #2020-07**

**Stepan Company**

**100 West Hunter Avenue  
Block 124, Lots 31-33 & 40-48**

Kauker & Kauker	\$ 2,275.00
Kauker & Kauker	\$ 195.00
Neglia Engineering Associates	\$ 705.00
Current Escrow Balance	\$ 4,100.00

**Calendar #2020-08**

**Beverly Patrizze**

**116 Cedar Avenue  
Block 5, Lot 14**

Our Town Newspaper	\$ 18.00
Current Escrow Balance	\$ 168.00

**Calendar #2020-09**

**Derek Eisenberg**

**121 Belle Avenue  
Block 64, Lot 13**

Neglia Engineering Associates	\$ 723.75
Neglia Engineering Associates	\$ 138.75
Current Escrow Balance	\$ 0.00

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 ( ) Rick DeHeer ( )  
 Peter Cicarelli ( ) Secretary Anthony Klymenko ( ) Daniel Nemecek ( )  
 John Gargagliano ( )

**CORRESPONDENCE**

- 8/25/20 David J. Egarian Re: Empire Real Estate Holdings, Inc. NJDEP Permit Submission
- 9/3/20 Thomas K. Hynes Re; Zion Evangelical Lutheran Church Request for Denial Letter
- 9/4/20 Borough Clerk Barbara L. Dispoto Re: Ordinance #15-20 An Ordinance to Amend Chapter 209 Subchapter 40 (N) of the Borough of Maywood Code Governing Signs in Commercial and Industrial Districts in the Borough of Maywood, State of New Jersey
- 9/11/20 letter from Board Engineer Gregory J. Polyniak Re: Updated Empire Real Estate Holdings, Inc. 191 West Central Avenue Completeness and Engineering Review
- 9/22/20 letter from Board Recording Secretary Tara Grunstra Re: NYCE Tattoos 946 Spring Valley Road Materials Required for Completeness
- 9/22/20 letter from Board Engineer Gregory J. Polyniak Re: Derek Eisenberg 121 Belle Avenue Revised Completeness & Engineering Review

- 9/22/20 letter from Board Engineer Richard Wostbrock Re: Outfront Media 99 West Essex Street Engineering Review
- 9/23/20 letter from Board Recording Secretary Tara Grunstra Re: Derek Eisenberg 121 Belle Avenue Application Hearing Rescheduled Date 11/5/20
- 9/23/20 letter from Board Engineer Gregory J. Polyniak Re: SHDK, LLC 24-30 West Pleasant Avenue Completeness, Planning & Engineering Review

**RESOLUTION** None

**COMPLETENESS HEARING** None

**HEARING** **Non-Condensation Preliminary Investigation Area in Need of Redevelopment Study**  
 East Hunter Avenue  
 Block 126, Lots 43-45  
 Block 127, Lots 1-6  
 Block 131, Lots 16 & 17

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 ( ) Rick DeHeer ( )  
 Peter Cicarelli ( ) Secretary Anthony Klymenko ( ) Daniel Nemecek ( )  
 John Gargagliano ( )

**APPLICATION HEARING** **Outfront Media**  
 99 West Essex Street  
 Block 125, Lot 1  
**Calendar #2017-14**  
**Variance & Site Plan Applications**  
 Application to erect a mutli-media billboard

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 ( ) Rick DeHeer ( )  
 Peter Cicarelli ( ) Secretary Anthony Klymenko ( ) Daniel Nemecek ( )  
 John Gargagliano ( )

**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 ( ) Rick DeHeer ( )  
Peter Cicarelli ( ) Secretary Anthony Klymenko ( ) Daniel Nemecek ( )  
John Gargagliano ( )