

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, NOVEMBER 13, 2017 AT 7:30 P.M.**

I. CHAIRMAN'S OPENING STATEMENT AND FLAG SALUTE

The combined public/work session meeting of the Planning Board of the Township of Mahwah held at the Municipal Building, 475 Corporate Dr., Mahwah, N.J. was called to order at 7:41 p.m. by Mr. Sherer. The Opening Statement was read according to the Sunshine Law followed by the flag salute.

These minutes are a synopsis of the meeting. A verbatim audio recording is on file at the Planning Board Office, 475 Corporate Dr., Mahwah, N. J. Copies may be purchased for a fee.

II. ROLL CALL

The following individuals were present:

Mayor Laforet
Ms. Steinberg
Mr. Ervin
Mr. Sherer
Ms. Galow

Professionals: Peter J. Scandariato, Esq., Michael Kelly, P.E., Ms. Debbie Lawlor, P.P.

The following individuals were absent:

Mr. Crean
Mr. Donigian
Mr. Grewal
Mr. Howard
Mr. Van Duren
Mr. Lo Iacono

III. APPROVAL OF BILLS:

Peter Scandariato, Esq. 10/23/17 Meeting Attendance \$ 250.00

Motion to approve the bills was made by Mr. Ervin and seconded by Mayor Laforet. A roll call of members present revealed 5 aye votes by Mayor Laforet, Ms. Steinberg, Mr. Ervin, Mr. Sherer, and Ms. Galow.

IV. APPROVAL OF MINUTES: None to present.

V. RESOLUTION FOR MEMORIALIZATION: None to present.

VI. OPEN TO THE PUBLIC – 15 MINUTES

Motion to open the meeting to the public was made by Mr. Ervin, seconded by Mayor Laforet and declared unanimously carried by Mr. Sherer.

No one wishing to be heard, motion to close the meeting to the public was made by Mr. Ervin, seconded by Ms. Galow and declared unanimously carried by Mr. Sherer.

VII. PUBLIC HEARING: None to present.

VIII. WORK SESSION:

A) NEW BUSINESS

**1. Docket #588-Armine Arustamyan 38 North Railroad Avenue, Block 47, Lots 28, 29, & 31
Minor Subdivision Application**

Richard J. Brady, Esq. 112 Franklin Tpke appeared on behalf of the applicant for a minor subdivision approval.

Peter Kirsch, P.P., reviewed his background and was approved by the Board as an expert witness. He gave brief description of the application, noting existing conditions. The plan was to consolidate the three lots, and subdivide them again with a proposal for three new residences. The existing house and garage will be removed. All lots will conform to the R5 zone and meet all frontage, width and depth requirements. He noted that Fire Prevention did not approve because of a concern with the four-inch water line servicing the subdivision and no fire hydrants along Route 202. The survey and site plan was prepared 15 years ago when an expansion was done onto Island Rd. and included utilities updates. It called for an eight-inch water line exiting on Railroad Ave. and a six-inch on Mountain Ave.; he hoped this would satisfy the issue.

Mr. Kelly noted concerns with the topography off of Mountain Ave. Mr. Kirsch explained the topography was typical of the area and noted he designed two lots in the vicinity with similar topography. He expressed he was fairly confident the properties would meet site plan requirements without variances. Mr. Kelly noted that this approval should include wording that states that the Planning Board is not approving these as actual buildable lots. Mr. Kirsch explained he spoke with Mike Roe today, and noted the applicant would agree to a condition of approval upon approval of Fire Prevention.

In response to Mayor Laforet, Mr. Kirsch confirmed they would need to install retaining walls due to the slope of the property, but they will conform to the Township ordinance. Mr. Kelly explained the applicant did not have to provide topography on site with a minor subdivision approval, but they will need to show with the plot plans and soil movement application for any future improvements. The applicant will need to meet all the requirements. In response to Mr. Sherer, Mr. Kirsch confirmed the development will have town water and sewer; he also noted the applicant will permit photos of the structures on site prior to demolishing for Historic Preservation Commission.

Motion to approve the application with conditions was made by Mr. Ervin and seconded by Mayor Laforet. A roll call of members present revealed 5 aye votes by Mayor Laforet, Ms. Steinberg, Mr. Ervin, Mr. Sherer, and Ms. Galow.

B) OLD BUSINESS

C) COMMITTEE REPORTS

IX. ADJOURNMENT

Motion to adjourn the meeting at 7:57 p.m. was made by Mr. Ervin, seconded by Ms. Galow and declared unanimously carried by Mr. Sherer.

Provided to the Planning Board
on December 15, 2017 for
approval at the Regular Meeting
to be held December 18, 2017



Donelle Bright DeCouto
Planning Board Recording Secretary