

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, AUGUST 28, 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 7:30 p.m. by Mr. Donigian. 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
Mr. Donigian
Mr. Ervin
Mr. Grewal
Mr. Van Duren

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

The following individuals were absent:

Mr. Crean
Mr. Sherer
Mr. Howard
Mr. Lo Iacono

III. APPROVAL OF BILLS:

Peter Scandariato 07/24/17 Meeting Attendance \$250.00

Motion to approve the bills was made by Mr. Ervin and seconded by Mr. Van Duren. A roll call of members present revealed 5 aye votes by Mayor Laforet, Mr. Donigian, Mr. Ervin, Mr. Grewal, and Mr. Van Duren.

IV. APPROVAL OF MINUTES:

1. March 13, 2017

Motion to approve the minutes was made by Mayor Laforet and seconded by Mr. Ervin. A roll call of members present revealed 3 aye votes by Mayor Laforet, Mr. Donigian, and Mr. Ervin.

2. April 24, 2017

Motion to approve the minutes was made by Mayor Laforet and seconded by Mr. Van Duren. A roll call of members present revealed 5 aye votes by Mayor Laforet, Mr. Donigian, Mr. Ervin, Mr. Grewal, and Mr. Van Duren.

3. July 24, 2017

Motion to approve the minutes was made by Mr. Ervin and seconded by Mr. Grewal. A roll call of members present revealed 3 aye votes by Mr. Donigian, Mr. Ervin, and Mr. Grewal.

4. August 14, 2017

At this time, Mr. Kelly informed a synopsis of the cancellation of the last Planning Board meeting was provided for the record. There would be no vote on this synopsis.

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. Van Duren, seconded by Mr. Ervin and declared unanimously carried by Mr. Donigian.

No one wishing to be heard, motion to close the meeting to the public was made by Mr. Van Duren, seconded by Mr. Ervin and declared unanimously carried by Mr. Donigian.

VII. **PUBLIC HEARING:** None to present.

VIII. **WORK SESSION:**

A) NEW BUSINESS

1. **Docket #571T- Mahwah Properties I, LLC (The Valley Hospital)** 1300 Macarthur Boulevard, Block 139, Lot 3.01 Trailer Application, does not meet required setbacks.

Mr. Kelly informed the applicant was proposing a sales trailer on the neighboring property; the neighboring property received acknowledgement of this and they had no issue with the trailer's placement. This application was on the 8/14/17 meeting and he had informed the applicant they could proceed at their own risk. This is usually approved by the Construction Code Official; however, the applicant is requesting a waiver for the setbacks, which is why it is appearing before the Board. The Construction Code Official would issue approval once approval is received from the Board.

Ken Greve from the Boldt Company appeared on behalf of the applicant as the owner/developer of the property. He noted they received permission from the other property owner for the trailer's placement and noted it was being used for health center membership presales. The trailer's placement is important in order to sell memberships to ensure that when the facility opens, clientele are already attending.

Motion to approve the application was made by Mayor Laforet and seconded by Mr. Grewal. A roll call of members present revealed 5 aye votes by Mayor Laforet, Mr. Donigian, Mr. Ervin, Mr. Grewal, and Mr. Van Duren.

B) OLD BUSINESS

Mr. Kelly acknowledged prior issues the Board members were experiencing with the Township emails. He informed he would have the person responsible for the Township's IT contact the members to rectify any issues that they are still having. He reminded that personal emails are subject to OPRA if being used for Township business.

C) COMMITTEE REPORTS

IX. ADJOURNMENT

Motion to adjourn the meeting at 7:40 p.m. was made by Mr. Van Duren, seconded by Mr. Ervin and declared unanimously carried by Mr. Donigian.

Provided to the Planning Board
on September 22, 2017 for
approval at the Regular Meeting
to be held September 25, 2017



Donelle Bright DeCouto
Planning Board Recording Secretary