

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/ WORK SESSION MEETING
WEDNESDAY DECEMBER 4, 2013, 7:30 PM
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH**

I. CHAIRMAN'S OPENING STATEMENT, FLAG SALUTE, ROLL CALL

II. APPROVAL OF BILLS –

Meeting Attendance 10/02/13 & 10/16/13 Ben Cascio, Esq. \$400.00

Litigation -2013 (Dkt.#1284-09 Chai Lifeline) Ben Cascio, Esq. \$1,147.50

**III. APPROVAL OF MINUTES - Meeting of September 18, 2013 & October 2, 2013
October 16, 2013**

IV. RESOLUTION(S) FOR MEMORIALIZATION:

1) Dkt.#1262-08(A) – Resolution granting Pilot Corp., at 230-250 Rt. 17 So., Mahwah also known as Block 136, Lot(s) 1, 2 & 3 approval of Amended Preliminary & Final Site Plan, Bulk Variance, Soil Movement Permit of prior Condition of Approval.

2) Dkt.#1362-13 - Resolution granting a lot Coverage Variance to install an emergency generator located at 20 Henion Garden, Mahwah, also known as Block 23.03, Lot 4 in the township for adoption.

V. OPEN TO THE PUBLIC – 15 MINUTES

VI. PUBLIC HEARING(S)

NEW BUSINESS

1) Dkt.#1363-13 - Application of **Buick GMC of Mahwah**, Variance to construct 1,064, s/f canopy/roof overhang; redesign of front entrance and sidewalk, exterior sign replacement. Property known as Block 137, Lot 5 located at 386 Route 17 So., in the IP-120 Zone.

2) Dkt.#1364-13 – Application of **Gregg & Roxanne Davis**, Variance to construct a shower to existing bathroom and erect a wall with door creating a bedroom in basement with existing means of e-egress. Property known as Block 126, Lot 449, located at 249 Westervelt Lane, Mahwah, (Apple Ridge Condominium).

OLD BUSINESS – (Carried from 11/6/13)

1) Dkt. #1341-12 - Application of **A.D.P.P. Enterprises, Inc.**, 261 Route 17, North, Block 59, Lot(s) 20 & 21. This Application is before the Board of Adjustment for site plan, Conditional Use Variance and variance for property located in the B-40 Highway Business Zone. The Applicant proposes to demolish the existing building and construct a convenience store, as well as changes to the location of the fuel pumps, parking layout, driveway configuration, signage and other site improvements. The Applicant also is proposing a canopy over the area of the pumps.

VII. WORK SESSION:

- A) DECISION ON ABOVE IF COMPLETE**
- B) OLD BUSINESS/NEW BUSINESS**

VIII. ADJOURNMENT

THIS AGENDA IS SUBJECT TO CHANGE