

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT**

MINUTES

AUGUST 5, 2015

The combined public/work session meeting of the Board of Adjustment held at the Municipal Building, 475 Corporate Drive, Mahwah, NJ, beginning at 7:37 pm was called to order by Mr. Rabolli, Chairman, with the reading of the opening statement followed by the flag salute.

These minutes are a synopsis of the meeting. A verbatim audio tape recording is on file with the Board Secretary at the Board of Adjustment Office, 475 Corporate Drive, Mahwah, NJ. Copies of the tapes may be purchased for a fee.

PRESENT: Mr. Dator Mr. Montroy
Mr. DeSilva Mr. Rabolli
Mr. Kezmarsky Mr. Straffin
Mr. Larson

ABSENT: Mr. Ervin Mr. Whiteman

ATTORNEY: Mr. Ben R. Cascio, Esq.

I. APPROVAL OF BILLS:

7/01/15; 7/15/15 \$500.00 Ben R. Cascio, Esq. – Attendance
Two meetings

A motion to approve was made by Mr. Dator, seconded by Mr. Montroy. A roll call vote revealed 7 aye votes by Mr. Dator, Mr. DeSilva, Mr. Kezmarsky, Mr. Larson, Mr. Montroy, Mr. Rabolli and Mr. Straffin.

II. APPROVAL OF MINUTES:

None to present.

III. MEMORIALIZING RESOLUTIONS:

**A. DKT.#1391-15 – WASIM & SARA RAHMAN
1076 RAMAPO VALLEY ROAD, BLOCK 25, LOT 21**

Resolution granting a variance to construct an additional accessory structure in excess of the amount of accessory structures permitted by ordinance.

A motion to approve was made by Mr. Montroy, seconded by Mr. DeSilva. A roll call vote revealed 4 aye votes by Mr. Dator, Mr. DeSilva, Mr. Montroy and Mr. Rabolli.

IV. OPEN TO THE PUBLIC:

Mr. Rabolli opened the meeting to the Public for general questions or statements. None were received.

V. PUBLIC HEARINGS:

A. DKT.#1387-15A – SPORTS MEDICINE OF BERGEN, PA, d/b/a EXCEL ORTHOPEDIC REHABILITATION 1019 MACARTHUR BOULEVARD, BLOCK 138, LOT 151.01

Application for Sign Variances for the number of signs permitted and the maximum letter height permitted within the signs.

Mr. Robert A. Del Vecchio approached on behalf of the Applicant. Mr. Cascio indicated all notices were in order. Mr. Del Vecchio gave a brief description of the application which requests sign variances for a previously approved use of the property. The Applicant occupies a portion of the building that spans three store fronts in length. The variances being requested are for the number of signs and the height of the letters within the signs.

Mr. Del Vecchio called his first witness, Mr. Gary Flink, 605 Main Street, Hackensack, NJ. Mr. Flink is a licensed physical therapist and co-owner of Excel Orthopedics. Mr. Flink was sworn in by Mr. Rabolli.

Mr. Del Vecchio presented an enlarged version of the sign plan photo submitted with the application, which was marked as Exhibit A-1. Mr. Flink described Excel's logo which includes the name, website and the term 'Physical Therapy.' Due to conditions within their lease, the entire logo could not be combined into one sign. Since they occupy three store fronts, they are requesting three signs as follows: (1) EXCELtherapy.com, (2) EXCEL, and (3) PHYSICAL THERAPY.

Mr. Cascio requested the dimensions of each sign be put on the record. Mr. Flink responded giving the dimensions of all three signs as noted on Exhibit A-1.

There were no further questions from the Board or the Public for Mr. Flink.

Mr. Del Vecchio concluded by giving a closing statement.

A motion was made by Mr. Montroy seconded by Mr. DeSilva to close the Public Hearing of the meeting and move into Work Session. All voted in favor.

VI. WORK SESSION:

**A. DKT.#1387-15A – SPORTS MEDICINE OF BERGEN, PA,
d/b/a EXCEL ORTHOPEDIC REHABILITATION
1019 MACARTHUR BOULEVARD, BLOCK 138, LOT 151.01**

Application for Sign Variances for the number of signs permitted and the maximum letter height permitted within the signs.

A motion to approve was made by Mr. Kezmarsky, seconded by Mr. Montroy. A roll call vote revealed 7 aye votes by Mr. Dator, Mr. DeSilva, Mr. Kezmarsky, Mr. Larson, Mr. Montroy, Mr. Rabolli and Mr. Straffin.

VII. ADJOURNMENT:

The meeting adjourned at 7:49 pm on a motion by Mr. Straffin, seconded by Mr. DeSilva.

These minutes were prepared by Geri Entrup, Zoning Board Recording Secretary.