

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT**

MINUTES

DECEMBER 7, 2016

The combined public/work session meeting of the Board of Adjustment held at the Municipal Building, 475 Corporate Drive, Mahwah, NJ, beginning at 7:30 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. Rabolli
Mr. Ervin Mr. Whiteman
Mr. Kearney

Mr. M. Kelly, PE

ABSENT: Mr. DeSilva Mr. Montroy
Mr. Larson Mr. Straffin

ATTORNEY: Mr. Ben R. Cascio, Esq.

I. APPROVAL OF BILLS:

11/2/16; 11/16/16 \$500.00 Ben R. Cascio, Esq. – Attendance
Two meetings

A motion to approve was made by Mr. Whiteman, seconded by Mr. Kearney. A roll call vote revealed 5 aye votes by Mr. Dator, Mr. Ervin, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

II. APPROVAL OF MINUTES:

None to present.

III. MEMORIALIZING RESOLUTIONS:

**A. DKT.#1405-16 – JPNJ REAL ESTATE LLC
1071 RAMAPO VALLEY ROAD, BLOCK 23, LOT 45**

Resolution GRANTING a Use Variance to permit the operation of a Behavioral Health, Substance Abuse, Detoxification and Residential Rehabilitation Center and a DENIAL for a Multiple Use Variance to allow multiple residential dwellings on a single lot.

Mr. Kelly made several comments regarding the resolution as written and brought specific conditions of approval to the Board's attention such as the Applicant must return to the Board for Site Plan approval, the minimum age of clients is 18, individuals are to be screened, no violent patients shall be accepted and the facility will not be a primary psych facility. A short discussion ensued to ensure clarification of the listed conditions of approval.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Kearney. A roll call vote revealed 5 aye votes by Mr. Dator, Mr. Ervin, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

IV. OPEN TO THE PUBLIC:

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

V. PUBLIC HEARINGS:

None to present.

VI. WORK SESSION:

None to present.

VII. ADJOURNMENT:

The meeting adjourned at 7:47 pm on a motion by Mr. Dator, seconded by Mr. Whiteman.