

**TOWNSHIP OF MAHWAH  
BOARD OF ADJUSTMENT**

**MINUTES**

**MAY 1, 2019**

The combined public/work session meeting of the Board of Adjustment held at the Municipal Building, 475 Corporate Drive, Mahwah, NJ, beginning at 7:34 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.

Mr. Rabolli reminded all members of the Board that Board of Adjustment meetings are now being videoed and broadcast live.

<b>PRESENT:</b>	Mr. Calijone	Mr. Rabolli
	Mr. DeSilva	Mr. Straffin
	Mr. Jackson	Mr. Whiteman

<b>ABSENT:</b>	Mr. Kearney	Mr. Montroy
	Mr. Larson	

**ATTORNEY:** Mr. Ben R. Cascio, Esq.

**I. APPROVAL OF BILLS:**

3/6/19; 3/20/19	\$500.00	Ben R. Cascio, Esq. – Attendance Two meetings
3/20/19	\$200.00	Maser Consulting – Attendance One meeting

A motion to approve all bills was made by Mr. Whiteman, seconded by Mr. DeSilva. A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. DeSilva, Mr. Jackson, Mr. Rabolli, Mr. Straffin and Mr. Whiteman.

**II. APPROVAL OF MINUTES:**

None to present.

**III. MEMORIALIZING RESOLUTIONS:**

**1. DKT.#1458-19 – NEIL AND BETTY GERACE  
122 GROVE STREET, BLOCK 50, LOT 63**

Resolution granting an Amended Variance approval for front-yard setback and maximum improved lot coverage.

A motion to approve was made by Mr. Whiteman, seconded by Mr. DeSilva. A roll call vote revealed 5 aye votes by Mr. Calijone, Mr. DeSilva, Mr. Jackson, Mr. Rabolli and Mr. Whiteman.

**2. DKT.#1456-19 – NYSE GROUP, INC.  
1700 MACARTHUR BOULEVARD, BLOCK 139, LOT 4**

Resolution granting approval to modify the existing telecommunications monopole for co-location of additional antennas, height and setback variances.

A motion to approve was made by Mr. Straffin, seconded by Mr. Calijone. A roll call vote revealed 4 aye votes by Mr. Calijone, Mr. Jackson, Mr. Rabolli and Mr. Straffin.

**IV. OPEN TO THE PUBLIC:**

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

**V. PUBLIC HEARINGS:**

**1. DKT.#1447-18 – JOSHUA A. BEN-ASHER  
1 VICTORIA LANE, BLOCK 147.02, LOT 62**

Application for a Front-Yard Variance to construct a 6-foot fence in the front yard.

Mr. Joshua Ben-Asher approached and was sworn in by Mr. Rabolli. Mr. Cascio indicated all notices were in order. Mr. Ben-Asher presented a series of photographs which were marked as Exhibits A1 – A7. He described the photographs in detail. The property is a corner lot and has an existing 4-foot fence. Mr. Ben-Asher is requesting a 6-foot fence for privacy along the frontage of Campgaw Road. The proposed fence will be white PVC with a lattice top. There was a discussion on setbacks from Campgaw Road. The survey submitted with the application was referred to. The existing 4-foot fence is approximately 6 ½ feet from the property line. The proposed 6-foot fence will run parallel to the 4-foot fence, which is proposed to remain due to the existing pool. Any and all other regulations will need to be checked and adhered to. Mr. Rabolli stated Mr. Ben-Asher should check with Bergen County due to Campgaw Road being a County Road.

There were no further questions from the Board or the Public for Mr. Ben-Asher.

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

## **VI. WORK SESSION:**

### **1. DKT.#1447-18 – JOSHUA A. BEN-ASHER 1 VICTORIA LANE, BLOCK 147.02, LOT 62**

Application for a Front-Yard Variance to construct a 6-foot fence in the front yard.

Mr. Rabolli summarized the application. A motion to approve was made by Mr. DeSilva, seconded by Mr. Whiteman. A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. DeSilva, Mr. Jackson, Mr. Rabolli, Mr. Straffin and Mr. Whiteman.

## **VII. ADJOURNMENT:**

The meeting adjourned at 7:56 pm on a motion by Mr. Whiteman, seconded by Mr. Straffin.

These minutes were prepared by Geraldine Entrup, Administrative officer. The minutes were provided to the Board of Adjustment on July 17, 2019 for approval at the Regular Meeting to be held on July 24, 2019.