TOWNSHIP OF MAHWAH BOARD OF ADJUSTMENT

MINUTES

MAY 18, 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. Montroy

Mr. DeSilva Mr. Rabolli Mr. Ervin Mr. Whiteman

Mr. Kearney (in at 7:32 pm)

ABSENT: Mr. Larson Mr. Straffin

ATTORNEY: Mr. Ben R. Cascio, Esq.

I. SWEARING IN OF REAPPOINTED MEMBER:

Mr. Richard DeSilva Class IV Member, was sworn in as a reappointed Board of Adjustment Member for a four-year term through December 31, 2019.

II. APPROVAL OF BILLS:

None to present

III. APPROVAL OF MINUTES:

A. MINUTES OF MARCH 2, 2016

A motion to approve was made by Mr. Whiteman, seconded by Mr. Ervin. All eligible members voted in favor.

IV. MEMORIALIZING RESOLUTIONS:

A. DKT.#1402-16 – VIKAS GOEL 10 BANTA COURT, BLOCK 56, LOT 46 Township of Mahwah Board of Adjustment Meeting Minutes May 18, 2016

Resolution granting lot coverage and improved lot coverage variances to construct a three-season sunroom addition.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Kearney. A roll call vote revealed 4 aye votes by Mr. Ervin, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

B. DKT.#1403-16 – MITUL SHAH 12 BAYBERRY DRIVE, BLOCK 124, LOT 23

Resolution granting a front-yard variance to construct a fence.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Kearney. A roll call vote revealed 4 aye votes by Mr. Ervin, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

V. OPEN TO THE PUBLIC:

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

VI. PUBLIC HEARINGS:

A. DKT.#1401-16 – ALTAIMA McGOWAN 136 CHURCH STREET, BLOCK 52, LOT 57

Application for a variance to build a second-story addition over an existing non-conforming portion of the house.

Mr. Thomas Richardson and the Applicant's daughter, Ms. Icilin Senior, approached and were both sworn in by Mr. Rabolli. Mr. Richardson is the Applicant's builder. Mr. Cascio indicated all notices were in order. Mr. Rabolli acknowledged a letter within the application from Ms. Senior and her children. Ms. Senior stated the reasons for the proposed addition explaining her concern for her Mother's current health issues and the increased need for further care as she gets older. There were no further questions from the Board or the Public for Ms. Senior.

Mr. Richardson confirmed he prepared the plans submitted with the application. Mr. Richardson stated the proposed plan is for a two-story addition in the front, and a second-floor addition in the rear. There is an existing non-conforming front-yard setback of 17 feet, where 25 feet is required. There will be no further encroachment into the front yard. There were no further questions from the Board or the Public for Mr. Richardson.

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

Township of Mahwah Board of Adjustment Meeting Minutes May 18, 2016

VII. WORK SESSION:

A. DKT.#1403-16 – ALTAIMA McGOWAN 136 CHURCH STREET, BLOCK 52, LOT 57

Application for a variance to build a second-story addition over an existing non-conforming portion of the house.

Mr. Rabolli summarized the application. A motion to approve was made by Mr. Montroy, seconded by Mr. DeSilva. A roll call vote revealed 7 aye votes by Mr. Dator, Mr. DeSilva, Mr. Ervin, Mr. Kearney, Mr. Montroy, Mr. Rabolli and Mr. Whiteman.

B. DKT.#1392-15 – SHARP PLAZA SG HOLDINGS LLC 10 SHARP PLAZA, BLOCK 26, LOT 1.02

Application to request an extension of the Minor Subdivision Approval granted by the Board of Adjustment on October 21, 2015.

Ms. Danielle Lamake of Kaufman Semeraro & Leibman, LLP, Two Executive Drive, Fort Lee, NJ appeared on behalf of the Applicant. The Applicant is requesting a sixmonth extension to the Minor Subdivision Approval granted by the Board on October 21, 2015, memorialized on November 18, 2015. Ms. Lamake explained the Applicant has been working with the Bergen County Planning Department and the Township to revise existing easements on the property before recording the Subdivision Map.

There were no questions for Ms. Lamake from the Board or the Public.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Montroy. A roll call vote revealed 7 aye votes by Mr. Dator, Mr. DeSilva, Mr. Ervin, Mr. Kearney, Mr. Montroy, Mr. Rabolli and Mr. Whiteman.

A motion was made by Mr. Whiteman seconded by Mr. Montroy to move out of Work Session with all voting in favor.

VIII. ADJOURNMENT:

The meeting adjourned at 7:54 pm on a motion by Mr. Whiteman, seconded by Mr. Dator.

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