

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT**

MINUTES

NOVEMBER 18, 2015

The combined public/work session meeting of the Board of Adjustment held at the Municipal Building, 475 Corporate Drive, Mahwah, NJ, beginning at 7:35 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. DeSilva	Mr. Rabolli Mr. Straffin
ABSENT:	Mr. Ervin Mr. Kezmarsky Mr. Larson	Mr. Montroy Mr. Whiteman
ATTORNEY:	Mr. Ben R. Cascio, Esq.	

I. APPROVAL OF BILLS:

10/07/15; 10/21/15	\$500.00	Ben R. Cascio, Esq. – Attendance Two meetings
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A motion to approve was made by Mr. Straffin, seconded by Mr. Dator. A roll call vote revealed 4 aye votes by Mr. Dator, Mr. DeSilva, Mr. Rabolli and Mr. Straffin.

II. APPROVAL OF MINUTES:

A. MINUTES OF OCTOBER 7, 2015

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

III. MEMORIALIZING RESOLUTIONS:

**1. DKT.#1367-14A – COMMUNICATIONS INFRASTRUCTURE CORP.
1000 MOUNTAIN ROAD, BLOCK 6, LOT 1**

Resolution granting variance approval to add an additional twenty (20) feet to the existing 150 foot cell tower and to co-locate two additional dish antennas.

A motion to approve was made by Mr. Straffin, seconded by Mr. Dator. A roll call vote revealed 3 aye votes by Mr. Dator, Mr. Rabolli and Mr. Straffin.

**2. DKT.#1392-15 – SHARP PLAZA SG HOLDINGS, LLC
10 SHARP PLAZA, BLOCK 26, LOT 1**

Resolution granting minor subdivision, use variances, bulk variances and site plan approval to construct a new warehouse/office building.

A motion to approve was made by Mr. Straffin, seconded by Mr. DeSilva. A roll call vote revealed 3 aye votes by Mr. DeSilva, Mr. Rabolli and Mr. Straffin.

**3. DKT.#1394-15 – CADILLAC OF MAHWAH
319 ROUTE 17 NORTH, BLOCK 63, LOT 9**

Resolution granting a modified sign variance.

A motion to approve was made by Mr. Straffin, seconded by Mr. Rabolli. A roll call vote revealed 2 aye votes by Mr. Rabolli and Mr. Straffin.

**4. DKT.#1395-15 – NJR INVESTMENT PROPERTIES II, LLC
163 EAST CRESCENT AVENUE, BLOCK 127, LOT 21**

Resolution granting a side-yard variance for an addition to an existing home.

A motion to approve was made by Mr. Straffin, seconded by Mr. Dator. A roll call vote revealed 3 aye votes by Mr. Dator, Mr. Rabolli and Mr. Straffin.

**5. DKT.#1397-15 – ANOVA TECHNOLOGIES, LLC
1700 MACARTHUR BOULEVARD, BLOCK 139, LOT 4**

Resolution granting conditional use approval, conditional use variance approval, bulk variances and preliminary and final site plan to construct a temporary (Cell On Wheels) and a permanent communications tower.

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

There were no applications to be heard.

VI. WORK SESSION:

There were no items to discuss.

VII. ADJOURNMENT:

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