

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.#1429-17 – HIND KESILYAS 217 AIRMOUNT ROAD, BLOCK 101, LOT 6

Application to construct a single-family dwelling with a sidewalk, generator, patio, driveway and drainage improvements on a non-conforming lot.

Mr. Bruce Whitaker, Esq., of McDonnell & Whitaker, LLC, approached on behalf of the Applicant. Mr. Cascio indicated all notices were in order. Mr. Whitaker presented an overview of the application as noted in the Statement of Facts submitted with the application. Mr. Whitaker described the corner lot citing setback dimensions and coverage percentages. Relief is being sought for lot depth and lot area deficiencies, which were noted as being pre-existing non-conforming conditions.

Mr. Whitaker called Mr. David Spatz, 60 Friend Terrace, Harrington Park, NJ. Mr. Spatz was sworn in by Mr. Rabolli. After presenting his credentials, Mr. Spatz was accepted as an expert planner. Mr. Spatz reviewed the plans and ordinances that pertain to the application. He described the current conditions noting the lot is undersized. The proposed home is modest in size, coverages will be below zone standards and setbacks will be met. He noted several existing lots in the area are also undersized and several do not meet the requirements of the zone. There was a short discussion on driveway location. A colorized rendering of the plan submitted with the application was presented on poster board and marked as Exhibit A-1. A landscape plan prepared by Christopher L. Karach, a landscape architect, was also presented on poster board and marked as Exhibit A-2. Both exhibits were described in detail. Mr. Cascio questioned soil movement. Soil movement will be under 1,000 cubic yards but it was indicated that soil movement was included in the newspaper notice for the application. The comments in the Boswell Engineering report dated October 11, 2017 will be met.

Mr. Mitchell Turk, of 220 Summit Road, Mahwah, approached. Mr. Turk is in favor of the application and believes the proposed home and improvements will benefit the area. He is concerned with existing drainage issues in the area. Mr. Whitaker stated seepage pits will be installed and percolation tests performed. Inspections will be done by Boswell Engineering. Both Mr. Rabolli and Mr. Whitaker noted there is to be zero net new runoff from the site. Mr. Turk questioned soil movement. Mr. Whitaker indicated silt fencing and hay bales will be used and the soil properly stock piled. Mr. Turk continued questioning the location of the proposed generator commenting that a prior application he submitted for a generator on his property was denied due to the proposed location. There was a short discussion on the setbacks and location. Mr. Turk also

questioned landscaping and tree removal and suggested tall and thin replacement trees. Mr. Whitaker will take this suggestion under advisement.

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

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

VI. WORK SESSION:

A. DKT.#1429-17 – HIND KESILYAS 217 AIRMOUNT ROAD, BLOCK 101, LOT 6

Application to construct a single-family dwelling with a sidewalk, generator, patio, driveway and drainage improvements on a non-conforming lot.

A motion to approve was made by Mr. Whiteman, seconded by Mr. Montroy. A roll call vote revealed 6 aye votes by Mr. Dator, Mr. DeSilva, Mr. Montroy, Mr. Rabolli, Mr. Straffin and Mr. Whiteman.

B. DKT.#1423-17 – RAMAPOUGH MOUNTAIN INDIANS. INC 95 HALIFAX ROAD, BLOCK 1, LOT 131

Mr. Cascio addressed the Board regarding the subject application. A Resolution of Dismissal has been drafted and will be distributed to Board Members and discussed at the next meeting.

C. DISCUSSION ITEMS

Mr. Dator questioned OPRA requests being sent to Board Members from the Township's Clerk's office. There was a short discussion on OPRA procedures and responding timely to the Township Clerk.

Lot sizes in the Cragmere area of Mahwah were discussed. There are many existing non-conforming lots under common ownership.

VII. ADJOURNMENT:

The meeting adjourned at 8:18 pm on a motion by Mr. Montroy, seconded by Mr. Whiteman.

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