

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, SEPTEMBER 8, 2014 AT 7:30 P.M.**

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL, FLAG SALUTE

The combined public/work session meeting of the Planning Board of the Township of Mahwah held at the Municipal Building, 475 Corporate Dr., Mahwah, N.J. was called to order at 7:38 p.m. by Mr. Sherer. The Opening Statement was read according to the Sunshine Law followed by the flag salute.

These minutes are a synopsis of the meeting. A verbatim audio recording is on file at the Planning Board Office, 475 Corporate Dr., Mahwah, N. J. Copies may be purchased for a fee.

The following individuals were present:

- Mayor Laforet
- Mr. Crean
- Mr. Rudolph
- Mr. Sherer
- Mr. Weixeldorfer
- Mr. Marcus
- Mr. Mordaga

Professionals: Peter J. Scandariato, Esq., Michael Kelly, P.E., David Roberts, P.P.

The following individuals were absent:

- Mr. Bagatelle
- Mr. Donigian
- Mr. Jandris
- Mr. Van Duren

II. APPROVAL OF BILLS:

Phillips Nizer	July 2014	General \$ 40.50
Phillips Nizer	July 2014	Litigation \$ 40.50
Maser Consulting	7/28/14	Meeting Attendance \$ 200.00

Motion to approve the bills was made by Mr. Crean and seconded by Mr. Rudolph. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Crean, Mr. Rudolph, Mr. Sherer, Mr. Weixeldorfer, Mr. Marcus and Mr. Mordaga.

III. APPROVAL OF MINUTES:

A) July 28, 2014

At this time, Mr. Kelly provided the Secretary with minor amendments to the minutes.

Motion to approve the minutes with amendments was made by Mr. Rudolph and seconded by Mr. Marcus. A roll call of members present revealed 4 aye votes by Mayor Laforet, Mr. Rudolph, Mr. Weixeldorfer, and Mr. Marcus.

B) August 11, 2014

Motion to approve the minutes with amendments was made by Mr. Rudolph and seconded by Mayor Laforet. A roll call of members present revealed 4 aye votes by Mayor Laforet, Mr. Rudolph, and Mr. Sherer.

IV. RESOLUTION FOR MEMORIALIZATION:

1. Docket #556(A) - Ramsey Subaru, Inc. 211 Island Road, Block 64, Lot 1, Resolution of Approval

Motion to approve the Resolution was made by Mayor Laforet and seconded by Mr. Rudolph. A roll call of members present revealed 3 aye votes by Mayor Laforet, Mr. Rudolph, and Mr. Sherer.

2. Coremark Mahwah 17, LLC Block 137, Lot 4, 380 Route 17 South, Resolution of Approval

Motion to approve the Resolution was made by Mayor Laforet and seconded by Mr. Rudolph. A roll call of members present revealed 3 aye votes by Mayor Laforet, Mr. Rudolph, and Mr. Sherer.

V. OPEN TO THE PUBLIC – 15 MINUTES

As there was no one present from the public, no motion was made to open the meeting to the public.

VI. PUBLIC HEARING

1. **E-BD-216-2645 - David Winters** (carried from July 28, 2014) 37 Pine. Hill Road, Block 10, Lot 29 Soil Movement Permit Application, moving over 1,000 cubic yards of soil

Adjourned to September 22, 2014.

2. Sustainable Economic Development Plan

At this time, Mr. Sherer thanked Mr. Roberts and Maser Consulting for their work on the Sustainable Economic Development Plan. Mr. Roberts explained the Plan was to be adopted into the Township's Master Plan as per the requirements set forth by the Highlands Council. He noted the five general elements incorporated into the plan: move to attract large corporations for areas that were already marked for development (i.e., the Route 17 corridor); support for cultural heritage tourism/ecotourism that could bring about economic benefits from visitors to the Township; support

for Sustainable Mahwah initiatives; focus on making Franklin Turnpike more “walkable” for residents (create a real downtown); and the redesign/conceptual planning (types of storefronts, businesses, etc...) for Route 17 and Franklin Turnpike to capture more economic benefits in town. Mayor Laforet noted the demographics related to the types of businesses not offered in the Township that residents from the Township frequent were especially interesting and helpful to future planning. Mr. Roberts stated it was important for future planning within the Township to find what residential retail needs are not being met in Town.

In response to Mr. Sherer, Mr. Weixeldorfer, Mayor Laforet, Mr. Crean and Mr. Marcus volunteered for the subcommittee for Downtown Development.

Motion to open the meeting to the public was made by Mr. Marcus, seconded by Mr. Crean and declared unanimously carried by Mr. Sherer.

No one wishing to be heard, motion to close the meeting to the public was made by Mr. Crean, seconded by Mr. Marcus and declared unanimously carried by Mr. Sherer.

Motion to adopt the Sustainable Economic Development Plan into the Master Plan was made by Mayor Laforet and seconded by Mr. Weixeldorfer. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Crean, Mr. Rudolph, Mr. Sherer, Mr. Weixeldorfer, Mr. Marcus and Mr. Mordaga.

VII. WORK SESSION:

- A) COMMITTEE REPORTS
- B) OLD BUSINESS
- C) NEW BUSINESS
- D) ITEM FOR DISCUSSION
 - 1. 2015 Tentative Planning Board Meeting Dates

At the direction of Mr. Sherer, the 2015 Planning Board meeting dates were approved.

VIII. ADJOURNMENT

Motion to adjourn the meeting at 7:55 p.m. was made by Mayor Laforet, seconded by Mr. Marcus and declared unanimously carried by Mr. Sherer.

Provided to the Planning Board
on September 19, 2014 for
approval at the Regular Meeting
to be held September 22, 2014



Donelle DeCouto
Planning Board Recording Secretary