

**TOWNSHIP OF MAHWAH  
PLANNING BOARD REGULAR/WORK SESSION MEETING  
475 CORPORATE DRIVE, MUNICIPAL BUILDING  
MONDAY, AUGUST 10, 2009 7:00 P.M.  
A G E N D A**

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

**II. APPROVAL OF BILLS:**

7/13/09 Meeting Attendance	Peter J. Scandariato, Esq.	\$200.00
Period-June 2009	Phillips Nizer, LLP	\$297.00
5/18/09 Meeting Attendance	Burgis Associates, Inc.	\$200.00
6/8/09 Meeting Attendance	Burgis Associates, Inc.	\$200.00

**III. APPROVAL OF MINUTES: Re-organization meeting of 7/13/09.**

**IV. RESOLUTIONS FOR MEMORIALIZATION:**

- 1) **#E-BD-216-239-427-** Resolution **granting** the Plot Plan and Soil Movement Permit Application of Neil Aydin, Block 23.03, Lot 13, 79 Bramshill Drive for adoption.
- 2) **Dkt. #515-PF-A-** Resolution **granting** the Amended Preliminary and Final Site Plan Application of **Short Line Bus Tours, Inc.**, Block 131, Lot 1, Stag Hill Road for adoption.

**V. OPEN TO THE PUBLIC – 15 MINUTES**

**VI. PUBLIC HEARINGS**

**OLD BUSINESS- CONTINUATION OF PUBLIC HEARING FROM JUNE 8, 2009**

- 1) **Dkt. #521-** Application of **George & Deborah Kayal, Bayval Corp. and Laurmark Corp.** for Preliminary and Final Major Subdivision Approval and Soil Movement Permit Application, property located at Wyckoff Avenue and Skytop Drive, known as Block 153, Lots 1, 2, 2.01 & 3.

**NEW BUSINESS**

- 1) **Dkt. #459-(A-2)-Amended Site Plan Application with Requested Variance Relief/Waivers**  
**Applicant: Roxanne’s Restaurant**  
**Block 71, Lot 6, 150 Franklin Turnpike**
- 2) **Public Meeting- Draft Highlands Element for the Municipal Master Plan**

**VII: WORK SESSION:**

**A. COMMITTEE REPORTS**

**B. NEW BUSINESS**

**1) Referral from Governing Body**

**Proposed Amendment to Chapter 24 Entitled “Zoning”**

**ORDINANCE NO. 1653- AN ORDINANCE TO AMEND CHAPTER 24 ENTITLED “ZONING” OF THE TOWNSHIP OF MAHWAH CODE AND THE SCHEDULE OF DISTRICT USE REGULATIONS FOR THE GI-80 GENERAL INDUSTRY ZONE AND IP-120 INDUSTRIAL PARK ZONE TO ADD “HEALTH AND WELLNESS CENTERS” AND “FITNESS AND HEALTH CLUB” AS PERMITTED USES IN THOSE ZONING DISTRICTS.**

- 2) **#TA09-0010; Block 69, Lot 1, 17 Franklin Turnpike, Tenant Space #6: Franklin 711,LLC**
- 3) **#TA09-0011; Block 69, Lot 1, 17 Franklin Turnpike, Tenant Space #3: Nonna’s Pizza**
- 4) **#TA09-0012; Block 69, Lot 1, 17 Franklin Turnpike, Tenant Space #4: Biz E Bee Cleaners**
- 5) **Discussion on Proposed Planning Board By-Laws**

**VIII: ADJOURNMENT:**

**THIS AGENDA IS SUBJECT TO CHANGE**

