

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, OCTOBER 24, 2016 AT 7:30 P.M.**

I. CHAIRMAN’S OPENING STATEMENT, AND 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 7:47 p.m. by Mr. Crean. 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:

- Mr. Bagatelle
- Mr. Crean
- Mr. Donigian
- Mr. Marcus
- Mr. Sherer (in at 7:55 pm)
- Mr. Lo Iacono

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

The following individuals were absent:

- Mayor Laforet
- Mr. Sbarra
- Mr. Van Duren
- Mr. Weixeldorfer
- Mr. Howard

II. APPROVAL OF BILLS:

Maser Consulting	09/12/16	Meeting Attendance	\$200.00
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Motion to approve the bills was made by Mr. Bagatelle and seconded by Mr. Donigian. A roll call of members present revealed 5 aye votes by Mr. Bagatelle, Mr. Crean, Mr. Donigian, Mr. Marcus, and Mr. Lo Iacono.

III. APPROVAL OF MINUTES:

A) July 11, 2016

Motion to approve the minutes was made by Mr. Marcus and seconded by Mr. Donigian. A roll call of members present revealed 4 aye votes by Mr. Crean, Mr. Donigian, Mr. Marcus, and Mr. Lo Iacono.

IV. RESOLUTIONS FOR MEMORIALIZATION:

1. Docket #576 – Medco Health Services, Inc.

Parson's Pond Drive & Wyckoff Avenue, Block 170, Lots 10 & 11; Block 180, Lot 1 & 2
Resolution of Approval

Motion to approve the resolution was made by Mr. Marcus and seconded by Mr. Bagatelle. A roll call of members present revealed 5 aye votes by Mr. Bagatelle, Mr. Crean, Mr. Donigian, Mr. Marcus, and Mr. Lo Iacono.

V. OPEN TO THE PUBLIC – 15 MINUTES

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

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

VI. PUBLIC HEARING: None to present.

VII. WORK SESSION:

- A) NEW BUSINESS
- B) OLD BUSINESS

1. Docket #417 – Aldo & Laudencia Moraleta / Peterson Place, LLC

70 Peterson Place, Block 139, Lot 50

Transfer of prior approvals from Aldo & Laudencia Moraleta to Peterson Place, LLC

Mr. Bruce Whitaker, Esq., of McDonnell & Whitaker, LLC, approached on behalf of the Applicant. The Applicant was previously granted Preliminary and Final Subdivision approvals. Peterson Place, LLC is the contract purchaser of the premises and will be the developer of the property. The Applicant is appearing before the Board for consent to transfer all previously granted approvals from Aldo & Laudencia Moraleta to Peterson Place, LLC.

Motion to approve the transfer of prior approvals was made by Mr. Marcus and seconded by Mr. Donigian. A roll call of members present revealed 5 aye votes by Mr. Bagatelle, Mr. Crean, Mr. Donigian, Mr. Marcus, and Mr. Lo Iacono.

2. Ramapo Ridge Condo Association – Phase III Greenway

Mr. Kelly brought to the attention of the Board that the Ramapo Ridge Condo Association would like to remove 116 trees, with many being over 12” in size. The Code permits no more than the

removal of 5 (five) trees per year. A landscaping plan was originally submitted and approved when the Planning Board approved the Subdivision Application. Mr. Kelly indicated he informed Ramapo Ridge to submit an amended site plan to be reviewed by the Board; to which Ramapo Ridge did not comply and mentioned they would appear before the Council requesting the Tree Preservation Ordinance be updated. A discussion ensued on the original landscaping plan and the Township's Ordinances pertaining to trees and tree removal. Mr. Marcus commented that the Environmental Commission had requested a plan, but it was never received. Mr. Donigian stated an Amended Site Plan should be submitted. The discussion continued regarding what guarantee would there be to have trees replanted; to which Mr. Kelly replied bonding could be required. Mr. Kelly questioned the members on how the Board recommends this matter be handled. Mr. Kelly offered to the Board that he would take the lead and review the tree removal / replacement plans with the Environmental Commission in lieu of Ramapo Ridge coming back before the Board. The Board agreed.

C) COMMITTEE REPORTS

VIII. ADJOURNMENT

Motion to adjourn the meeting at 8:12 p.m. was made by Mr. Crean, seconded by Mr. Bagatelle and declared unanimously carried by Mr. Sherer.

These minutes were prepared by Geri Entrup, Recording Secretary.