

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR/WORK SESSION MEETING MINUTES  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, DECEMBER 18, 2017 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 7:35 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.

**II. ROLL CALL**

The following individuals were present:

Mayor Laforet

Mr. Crean (in at 7:36 p.m.)

Mr. Grewal

Mr. Lo Iacono

Mr. Sherer

Mr. Van Duren

Ms. Steinberg

Ms. Galow

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

The following individuals were absent:

Mr. Donigian

Mr. Ervin

Mr. Howard

**III. APPROVAL OF BILLS:**

Peter Scandariato      11/13/17      Meeting Attendance    \$250.00

Motion to approve the bills was made by Mr. Crean and seconded by Mayor Laforet. A roll call of members present revealed 8 aye votes by Mayor Laforet, Mr. Crean, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren, Ms. Steinberg, and Ms. Galow.

**IV. APPROVAL OF MINUTES:**

**1. September 25, 2017**

Motion to approve the minutes was made by Mr. Van Duren and seconded by Mr. Crean. A roll call of members present revealed 6 aye votes by Mayor Laforet, Mr. Crean, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, and Mr. Van Duren.

**2. October 23, 2017**

Motion to approve the minutes was made by Mr. Crean and seconded by Mr. Van Duren. A roll call of members present revealed 6 aye votes by Mayor Laforet, Mr. Crean, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, and Mr. Van Duren.

**3. November 13, 2017**

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

**V. RESOLUTION FOR MEMORIALIZATION:**

**1. Docket #588 – Armine Arustamyan 38 North Railroad Ave, Block 47, Lots 28, 29, & 31  
Minor Subdivision Application, Resolution of Approval**

Motion to approve the resolution was made by Mayor Laforet and seconded by Ms. Steinberg. A roll call of members present revealed 4 aye votes by Mayor Laforet, Mr. Sherer, Ms. Galow, and Ms. Steinberg.

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

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

John Fesen, 20 Falcon Ct., requested information regarding terms of office for members. Mr. Sherer confirmed his term of office and noted he was a member since 2004/2005. Mr. Crean confirmed he was a member of the Board from approximately 2003. Mr. Grewal confirmed his term and noted he was a new member of the Board. Mayor Laforet confirmed his term and noted he was on the Board automatically due to his term of office from 2011. Mayor Laforet confirmed Mr. Howard's term and Mr. Sherer estimated he had been on the Board from 2014. Mr. Sherer also confirmed that Mr. Ervin was on the Board prior to his current position and was sitting on the Board once prior. Mr. Van Duren confirmed his term and noted he began in 2011. Ms. Steinberg confirmed her term. Ms. Galow confirmed her term.

Motion to close the meeting to the public was made by Mayor Laforet, seconded by Mr. Van Duren and declared unanimously carried by Mr. Sherer.

**VII. PUBLIC HEARING:** None to present.

**VIII. WORK SESSION:**

**A) NEW BUSINESS**

**1. Docket #585, Anna Jahn Trust 16 Jahn Court, Block 152, Lot 69.01  
Minor Subdivision Application**

Forrest Merrill, Esq. appeared on behalf of the applicant.

At this time, Mr. Van Duren explained he had purchased a piece of property using Mr. Merrill's services, but clarified he was impartial to this application. Mr. Crean noted that he knew Mr. Jahn, but confirmed he was impartial to this application.

Mr. Merrill gave brief description of the application. He noted the application would meet all requirements of the R40 zone; however, the applicant was requesting a waiver for lot lines at right angles or radial to the frontage due to the existing configuration of the lot. The lot will have sufficient frontage on Jahn Court and access is proposed from Jahn Court. The subdivision will create two fully-conforming lots with the one waiver request for relief.

Tibor Latinscijs, P.E. of Conklin Associates, appeared on behalf of the applicant and marked exhibits. He gave description of the proposed lots, noting they would be conforming. The waiver is requested, as they are unable to create a radial or perpendicular lot line to Jahn Court. A home at the rear property would be serviced by a septic system, as are the remaining properties on Jahn Court. A soil movement application, drainage, etc... would be submitted upon the application for construction of the home. Mr. Sherer noted his concern was with emergency services and having access to the home at the rear rather than the one at the front. Mr. Latinscijs explained they have typically addressed this issue with prominent driveway pillars and lighting, making it clear there is a home at the rear of the property. They are not proposing an additional driveway to avoid additional tree cuts and soil removal; this reduces impact on the neighborhood as well. In response to Mr. Kelly, Mr. Latinscijs confirmed the removal of trees at the south of the property to install the water main. Mr. Kelly advised they will need to clearly mark in the field that there is a home at the rear of the court for emergency services; he suggested discussing with the Fire Official to receive this approval.

Mr. Kelly informed the applicant would require a waiver from providing all structures within 200ft. A septic system location waiver would be discussed during future discussions for soil movement. He noted the existing house is on well water. Mr. Jahn explained the trees at the front of the home are trees that are over 100 years-old. They are cabled to avoid losing them during storms. Mr. Kelly advised the applicant to provide a copy of the easement for the driveway prior to approval.

Ms. Lawlor noted the zoning table on the plans did not include the existing conditions for the main lot. Applicant agreed to provide same. In response to Mr. Lo Iacono, Mr. Latinscijs informed the driveway was 28ft. wide at the narrowest point. Mr. Kelly noted this meets all the requirements of the Township. In response to Mr. Crean, Ms. Lawlor confirmed this was not a flag lot, as most flag lots are the width of the driveway, and this application is compliant. In response to Mr. Van Duren, Mr. Jahn explained he was looking into lighting that was conservative for the driveway.

Motion to approve the application with conditions was made by Mayor Laforet and seconded by Ms. Galow. A roll call of members present revealed 8 aye votes by Mayor Laforet, Mr. Crean, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren, Ms. Steinberg, and Ms. Galow.

**2. Docket #590 – Mahwah Board of Education 50 Ridge Road, Block 135, Lot 41  
Review of proposed Industrial Arts Building**

At this time, Ms. Galow recused herself from the discussion.

Mike Millemann, Architect for the project, appeared before the Board on behalf of Mahwah High School. He noted this new addition will be attached to the Industrial Arts building via an enclosed walkway. Two lab spaces are proposed with an open instruction area for student interaction. This will also have a robotics lab and classroom. They are looking to develop a student gallery to display artwork and exhibits. They currently have a CAD program and woodshop program and this will be a place where students can display their work. Fire suppression will be installed in the existing structure and the proposed addition. They are adding bathrooms in the existing building as well. The plan calls for the development of a small parking lot in front of the building to accommodate staff and other events. The space can be used after hours. There will be a new pathway for delivery vehicles.

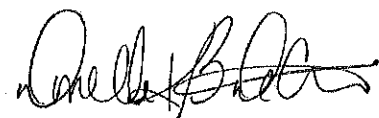
In response to Mr. Van Duren, Drew French, P.E., explained widening will occur in the immediate vicinity of the new driveway. He noted there would be an addition of 30 parking spaces in addition to the 9000 sq. ft. building and 6000 sq. ft. of impervious for parking. The applicant explained they are reducing the existing roadway by 10000 sq. ft. and they are looking to pipe runoff underground. Mr. Millemann explained the applicant was going to bid for the project in April and look to start construction in May. They are hoping for completion by September 2019.

- B) OLD BUSINESS
- C) COMMITTEE REPORTS
- D) ITEM FOR DISCUSSION

**IX. ADJOURNMENT**

Motion to adjourn the meeting at 8:24 p.m. was made by Mr. Crean, seconded by Mr. Van Duren and declared unanimously carried by Mr. Sherer.

Provided to the Planning Board  
on February 9, 2018 for approval  
at the Regular Meeting to be held  
February 12, 2018



Donelle Bright DeCouto  
Planning Board Recording Secretary