

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR /WORK SESSION MEETING MINUTES  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, MARCH 12, 2018 AT 7:30 P.M.**

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

The combined public/worksession meeting of the Planning Board of the Township of Mahwah held at the Municipal Building, 475 Corporate Dr., Mahwah, NJ was called to order at 7:35p.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, NJ. Copies may be purchased for a fee.

**II. Roll Call:**

The following individuals were present:

Mayor Laforet  
Mr. Grewal  
Mr. Lo Iacono  
Mr. Sherer  
Ms. Steinberg  
Mr. Van Duren

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

Mr. Donigian entered the meeting after roll call.

The following individuals were absent:

Mr. Crean  
Mr. Ervin  
Ms. Galow  
Mr. Howard

**III. APPROVAL OF BILLS:**

Maser Consulting P.A.	1/08/18	Meeting Attendance	\$200.00
Maser Consulting P.A.	1/22/18	Meeting Attendance	\$200.00

A motion to approve the Maser Consulting bills was made by Mr. Van Duren and seconded by Mr. Lo Iacono. A roll call of members present revealed 6 aye votes by Mayor Laforet, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Steinberg.

Peter Scandariato, Esq.	2/12/18	Meeting Attendance	\$250.00
Peter Scandariato, Esq.	2/26/18	Meeting Attendance	\$250.00

A motion to approve Peter Scandariato’s bills was made by Mr. Lo Iacono and seconded by Mr. Van Duren. A roll call of members present revealed 6 aye votes by Mayor Laforet, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Steinberg.

**IV. APPROVAL OF MINUTES: None to Present**

**V. RESOLUTION FOR MEMORIALIZATION: None to Present**

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

A motion to open the meeting to the public was made by Ms. Steinberg, seconded by Mr. Grewal and declared unanimously carried by Mr. Sherer.

Mr. John Fesen of 20 Falcon Court, Mahwah, NJ approached. He stated that a CD was provided by the County regarding the gun range improvements. He was not able to find any reference to noise levels. He stated that he was anxious to hear the County’s presentation that was on the agenda. Mr. Fesen stated that he went to the Ramsey Planning Board meeting. Mr. Fesen shared that concerns have also been voiced in Ramsey regarding the noise levels.

Mr. Chuck Jandris of 59 Youngs Road, Mahwah, NJ approached. He stated that a great job was done paving 11 Leighton Place but he thought there were parking signs missing in front of New York Sports Club. Mr. Kelly stated that he would check what was previously there as the signage should be the same. Mr. Jandris asked about the gun range item on the agenda. The Board responded that the facility was being upgraded. Mr. Jandris suggested noise barriers similar to what was used on 287, for areas impacted by the noise. Mr. Jandris stated that he had concerns about the subdivision application at 28 Turners Lake Drive.

A motion to close the meeting to the public was made by Mr. Van Duren, seconded by Mr. Grewal and declared unanimously carried by Mr. Sherer.

Mr. Sherer rearranged the agenda to discuss the Work Session items first:

**VII. WORK SESSION:**

**A) NEW BUSINESS:**

**1. Bergen County Police and Fire Academy**

281 Campgaw Road, Block 141, Lot 13

Improvement to the Firing Range at Bergen County Law & Public Safety Facility

Mr. Daniel Zwillenberg, the Assistant County Council with the County of Bergen, approached. Mr. Zwillenberg stated that his goal was to give a courtesy review of the improvements to the existing gun range. Mr. Zwillenberg explained that the cement back stop is being replaced with a contained bullet trap system intended to prevent any lead contamination and improve the operational conditions for those who use the range. Sergeant Michael Doyle of the Bergen County Sheriff's Office described the condition of the existing range. Sergeant Doyle explained that bullets that are shot into the cement back stop drop into a sand area. Periodically the sand is sifted to collect the lead from bullets and maintain safe lead levels. The range has been there since 1970. The proposed improvements will use the Action Target Total Containment Trap. Sergeant Doyle explained that they will now shoot into a metal trap shaped like an alligator mouth. A photo of existing conditions, a proposed site plan and a photo of the trap itself were presented and distributed. The trap system was described along with the advantages it provides by containing the lead in the safest manner by removing any contact with the earth; being able to generate revenue on the collection of the lead and brass as well as recouping money from used brass and nickel shell casings. Sergeant Doyle explained that the existing grass area would be paved in order to capture all casings and provide more controlled drainage with filters and an underground detention system. Sergeant Doyle explained the advantages regarding the target system and training processes providing increased training capabilities, improved safety and a cleaner environment.

Mr. Lo Iacono asked if the noise would increase. Sergeant Doyle's opinion was that the noise would not change due to the new containment system. He explained that the noise that is heard is from the gun and not the bullet hitting the back stop. He stated that the guns are not changing. More discussion about the existing process was given in detail.

Mr. Michael Trocone, the civil site engineer from CME Associates, approached. He described the current topography and how it lends to the containment of noise. Mr. Trocone described the grass area that would be paved providing better containment of casings. He also discussed the detention system that is being implemented to manage the additional storm water. Mr. Trocone described the changes outlined on the site plan, including signage and the ambient lighting that will be used. There will be no changes to the hours of use.

Mr. Sherer clarified that we do not have jurisdiction over the County proposal but asked if there were things that the County can do to address the noise concerns of the residents. Mr. Trocone indicated that they could go back and do a review to see if there are things that could be done. He would need to review this request with the County as they do not believe there will be a noise increase.

Mayor Laforet posed questions about the size of the system. Mr. Trocone discussed the components and the increased safety of the system. It was stated that all the lead that was in the footprint of the range has been cleaned up and removed in accordance with DEP protocols

meeting all EPA standards. There was detailed discussion about the jurisdiction and procedures regarding the clean-up protocols. There was a more detailed discussion of the detention basin and filter. Mr. Donigian asked if there were concerns about residue present in the detention basin. Mr. Trocone said he could not presently speak to that. There was additional discussion about noise levels and manufacturer data on noise levels. Mr. Trocone suggested that locations where the system is operational could be identified. It was stated that the decibel level is currently two to three decibels while the new system will be four to five decibels. Mr. Trocone stated that this would be a one to two decibel increase at the point of origin and nonexistent at the property line. It was stated that the berm height would be increased. Newly proposed canopies may also help to decrease the gun shot noise. Mr. Kelly requested that they explore the use of sound barriers where the site meets residential areas.

A motion to open the meeting to the public was made by Mr. Donigian, seconded by Mr. Van Duren and declared unanimously carried by Mr. Sherer.

Mr. John Fesen of 20 Falcon Court, Mahwah NJ approached. Mr. Fesen thanked the County presenters. He wished there was more emphasis put on lowering the noise. He reiterated that anything the County could do to lessen the noise would be greatly appreciated. He discussed the desire to go visit an existing site. The manufacture website was discussed as a source for more information. Mr. Fesen asked about the range relocating. He asked about notification from the Range Master that was previously given to residents. Sergeant Doyle thought that was a reasonable request that the Range Master could consider and complete.

A motion to close the meeting to the public was made by Ms. Steinberg, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

**2. Docket #580 – Gerdaneu, Inc. (Owner); Resource Control Consultants, LLC (Applicant), 4 Leisure Lane, Block 26, Lot 4**  
Trailer Application, Request for Extension of Preliminary Approval originally granted March 13, 2017.

Mr. Andrew Grier from Resource Control Consultants at 10 Lippincott Lane, Unit 1, Mount Holly, NJ approached. He is the environmental consultant/operator at the site. He explained that a year ago he was before the Board because the environmental trailer on site was not within setbacks. The trailer houses environmental equipment to remediate a fuel leak. There was lengthy discussion on the remediation process, jurisdiction over the procedures and progress that has been made. Mr. Grier expects that the process will continue for another couple of years.

A motion to approve the requested one-year extension of the Preliminary Approval was made by Mr. Donigian and seconded by Mr. Van Duren. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Donigian, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Steinberg.

**3. TA #18-0007– Coremark Mahwah 17, LLC – Freedom Bank**  
380 NJ State Highway Route 17, Block 137, Lot 4  
Tenant Application

Daniel Steinhagan from Beattie Padovano, LLC at 50 Chestnut Ridge Road in Montvale, NJ approached. He is working on behalf of Coremark Mahwah 17, LLC. He introduced David Hellman from Coremark Mahwah 17, LLC and Jennifer Flood from Freedom Bank.

Mr. Hellman explained that Freedom Bank will be using the remaining space that was split with Firehouse Subs and Cookie Cutters who have already received Tenant Approvals. There was discussion about available parking.

A motion to approve the application was made by Mayor Laforet and seconded by Mr. Van Duren. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Donigian, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Steinberg.

## **VIII. PUBLIC HEARING(S):**

### **1. Docket #591 – Rochris Real Estate Corp)**

12 and 14 Mountainside Ave, Block 130, Lots 6 and 7

Application for Preliminary and Final Site Plan Approval with ‘c’ variances, for modifications to two existing parcels, including the demolition of an existing structure and the construction of a garage with associated improvements.

*Mr. Sherer announced that the Public Hearing for Docket #591 – Rochris Real Estate Corp, was adjourned to March 26, 2018 with no further notice required.*

### **2. Docket #586 – Greg Della Penna (Continuation from January 8, 2018)**

28 Turners Lake Drive, Block 156, Lot 8

Minor Subdivision Application with variances

Mr. Greg Della Penna of 50 King Arthur Court in New City, NY and Mr. Stuart Strow of Brooker Engineering at 74 Lafayette Avenue in Suffern, NY approached and were sworn in. Mr. Strow described the property and reviewed the proposed subdivision to create an additional lot. Mr. Strow discussed the requested variances regarding minimum lot frontage and required frontage on an improved street. Mr. Strow stated that the street is not improved to Township standards. He reviewed revisions made since the previous work session on January 8, 2018 including changes to the driveway design. There was discussion about the required variance regarding the street frontage. Dialogue continued regarding the proposal of a shared driveway that is in the Township’s right of way. Mr. Kelly suggested that there be a condition of approval stating that due to wetlands on site, the approval does not guarantee that this is a buildable lot. Mr. Strow stated that they have submitted to DEP for approval. There was further discussion about exploring possible modifications to the proposed driveway design.

Mr. Scandariato stated that it would be helpful if there was testimony on the statutory criteria for the variances. Mr. Strow expressed that he could not testify to that. Mr. Scandariato suggested that a planner would normally be the professional to give testimony to address the positive and negative criteria. After discussion about adjourning the docket, Mr. Strow consented to extending the approval period until April 9, 2018.

A motion to open the meeting to the public was made by Mr. Donigian, seconded by Mr. Van Duren and declared unanimously carried by Mr. Sherer.

Mr. George Gephardt of 84 Youngs Rd, Mahwah, NJ approached. He is the lake manager of Turners Lake. He discussed some history about the maintenance and ownership of the lake which is public. He stated that he did not think there was enough room for a subdivision.

Mr. Stan Zietek of 577 Campgaw Road, Mahwah, NJ approached. He stated that he was trying to determine where the actual pond was on the plans. He also asked why the property was being split. Mr. Strow stated that the land mass was between the two lakes. Mr. Strow took the map to Mr. Zietek and explained where the mass was describing the acreage of the existing and proposed lots. Mr. Strow said the intent was to create the new lot for a structure to be built. Mr. Zietek asked if there were codes about the number of bedrooms. Mr. Kelly discussed restriction of impervious coverage and wetlands criteria.

A motion to close the meeting to the public was made by Mr. Grewal, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

Mr. Sherer announced that the hearing was carried to April 9, 2018 with no further notice required.

**IX. WORK SESSION:**

**A) NEW BUSINESS (*These Applications were heard prior to the Public Hearing portion of the meeting*)**

**1. Bergen County Police and Fire Academy**

281 Campgaw Road, Block 141, Lot 13

Improvement to the Firing Range at Bergen County Law & Public Safety Facility

**2. TA #18-0007– Coremark Mahwah 17, LLC – Freedom Bank**

380 NJ State Highway Route 17, Block 137, Lot 4

Tenant Application

**3. Docket #580 – Gerdaneu, Inc. (Owner); Resource Control Consultants, LLC (Applicant), 4 Leisure Lane, Block 26, Lot 4**

Trailer Application, Request for Extension of Preliminary Approval originally granted March 13, 2017.

B) OLD BUSINESS - None

C) COMMITTEE REPORTS - None

**X. ADJOURNMENT:**

A motion to adjourn the meeting at 9:23 p.m. was made by Mr. Van Duren, seconded by Ms. Steinberg and declared unanimously carried by Mr. Sherer.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on May 4, 2018 for approval at the Regular Meeting to be held May 7, 2018.