

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, APRIL 9, 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, N.J. was called to order at 7:39 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, NJ. Copies may be purchased for a fee.

II. Roll Call:

The following individuals were present:

Mayor Laforet
Mr. Crean
Mr. Donigian
Mr. Ervin
Ms. Galow
Mr. Grewal
Mr. Lo Iacono
Mr. Sherer
Ms. Steinberg

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

The following individuals were absent:

Mr. Howard
Mr. Van Duren

III. APPROVAL OF BILLS:

Maser Consulting P.A.	02/12/18	Meeting Attendance	\$200.00
Maser Consulting P.A.	02/26/18	Meeting Attendance	\$200.00

A motion to approve the above bills was made by Mr. Donigian and seconded by Mr. Crean. A roll call of members present revealed 9 aye votes by Mayor Laforet, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Ms. Steinberg and Ms. Galow.

Peter Scandariato, Esq.	03/12/18	Meeting Attendance	\$250.00
Peter Scandariato, Esq.	03/26/18	Meeting Attendance	\$250.00

A motion to approve the above bills was made by Mr. Ervin and seconded by Mr. Donigian. A roll call of members present revealed 9 aye votes by Mayor Laforet, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer, Ms. Steinberg and Ms. Galow.

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 Mr. Crean, seconded by Mr. Ervin and declared unanimously carried by Mr. Sherer.

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

VII. PUBLIC HEARING(S):

- 1. Docket #587 – Bolla Operations N.J. Corp (Continued from February 26, 2018)**
62 Franklin Turnpike, Block 68, Lots 14 and 14.01
Application for Preliminary and Final Site Plan Approval to upgrade the existing site for a service station and convenience store with associated improvements.

Mr. Sherer announced that the hearing for Docket #587 was rescheduled for April 23, 2018, with no further notice required.

In response to Mr. Donigian's question, Ms. Entrup stated that no revised plans had been submitted. Mr. Donigian requested that the Planning Board Packets be delivered earlier than the Friday before the meeting so that the Board Members would have more time to review them. Ms. Entrup will look into changing the current procedures.

Mr. Donigian asked about the approval time for Docket #587. The extension process was discussed.

- 2. Docket #586 – Greg Della Penna (Continued from March 12, 2018)**
28 Turners Lake Drive, Block 156, Lot 8 is be
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, New York approached.

Mr. Strow explained that he had to submit his application to NJDEP electronically. He stated that he received notification that the application was deemed complete, that it is pending review and he is awaiting their determination.

Mr. Strow discussed the variances requested. He explained the first variance regarding the required street front coverage. One hundred twelve(112) feet of street frontage are required while fifty(50) feet are proposed. The second variance requires frontage on an improved street. Turners Lake Drive is not an improved road to the Township street standard.

Mr. Strow discussed the land use law and statutory requirements for these variances. He explained that this property posed a hardship by reason of an extraordinary situation that uniquely affects the piece of property where the strict application of the regulation would result in peculiar or exceptional difficulty. Mr. Strow presented Exhibit A-1 which depicts the existing property. Mr. Strow reviewed the property and the challenges of the property wetlands and available land mass. Mr. Strow presented Exhibit A-2 which he explained depicted the uniquely shaped land mass of developable area on the lot.

Mr. Kelly questioned if Mr. Strow was testifying as a Planner or had been offered as an expert in planning. Mr. Scandariato stated that Mr. Strow confirmed at the last hearing that he is not a Planner. Mr. Sherer explained that the Applicant can present the request as they see fit. Mr. Strow discussed the matter with the Applicant and requested that the hearing be adjourned so they could return with a Licensed Planner for that testimony.

Mr. Donigian asked for clarification on the plan's depiction and what the percentage of the lot is water. Mr. Strow answered that five out of eight acres are water. There was discussion about the challenges this causes in the subdivision.

The Public Hearing was scheduled for continuation on April 23, 2018. Mr. Strow agreed to extend the time of approval to April 24, 2018.

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

Carol Pindar of 70 Feldman Court approached. She stated that she didn't know how they were going to build on the land. Mr. Sherer explained that in the Public Hearing you can ask a question to the Applicant or Professional. Ms. Pindar asked how far in they were going to build. Mr. Strow showed Ms. Pindar where the proposed building would be. Ms. Pindar stated that Mr. Strow answered her questions.

A motion to close the meeting to the public was made by Mr. Lo Iacono, seconded by

Ms. Galow and declared unanimously carried by Mr. Sherer.

VIII. WORK SESSION:

A) NEW BUSINESS

1. Ms. Entrup discussed Mandatory NJDEP Stormwater Training to be completed by the Board Members by July 1, 2018. She also discussed Financial Disclosure Statements from the Township's Clerk that the Board Members needed to complete by April 30, 2018.
2. Mr. Donigian suggested that the Board Members obtain identification cards for use when they do site visits. Ms. Entrup suggested that Members send a photo to her. The photo should have a neutral or blank wall.

B) OLD BUSINESS - None

C) COMMITTEE REPORTS - None

IX. ADJOURNMENT:

A motion to adjourn the meeting at 8:07 p.m. was made by Ms. Galow, seconded by Ms. Steinberg 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 18, 2018 for approval at the Regular Meeting to be held May 21, 2018.