

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MAY 20, 2019 AT 7:30 P.M.**

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL, 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 Drive, Mahwah, NJ was called to order at 7:36 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 Drive, Mahwah, NJ. Copies may be purchased for a fee.

II. Roll Call:

The following individuals were present:

Mayor Roth
Mr. Crean
Mr. Donigian arrived at 8:12 p.m.
Mr. Ervin
Mr. LoIacono
Mr. Olear
Mr. Pallotta

The following individuals were absent:

Ms. Galow
Mr. Grewal
Ms. Jankowski
Mr. Van Duren

Professionals: Peter J. Scandariato, Esq.

III. APPROVAL OF BILLS:

Peter Scandariato, Esq.	4/22/19	Meeting Attendance	\$ 250.00
Maser Consulting	3/11/19	Meeting Attendance	\$ 200.00
Maser Consulting	3/25/19	Meeting Attendance	\$ 200.00
Phillips Nizer	5/2019	General	\$ 148.50

A motion to approve the above bills was made by Mr. Olear and seconded by Mayor Roth. A roll call of members present revealed 6 aye votes by Mayor Roth, Mr. Crean, Mr. Ervin, Mr. LoIacono, Mr. Olear and Mr. Pallotta.

IV. APPROVAL OF MINUTES:

1. April 22, 2019

A motion to approve the minutes was made by Mr. LoIacono and seconded by Mr. Ervin. A roll call of members present revealed 6 aye votes by Mayor Roth, Mr. Crean, Mr. Ervin, Mr. LoIacono, Mr. Olear and Mr. Pallotta.

V. RESOLUTION FOR MEMORIALIZATION:

1. **Docket #579 – Daniel J. Barteluce**, 179 Island Road, Block 61, Lots 55 & 56, Resolution of Approval Adopted.

A motion to approve the resolution was made by Mr. Olear and seconded by Mayor Roth. A roll call of members revealed 6 aye votes by Mayor Roth, Mr. Crean, Mr. Ervin, Mr. LoIacono, Mr. Olear and Mr. Pallotta.

VI. OPEN TO THE PUBLIC – 15 MINUTES:

A motion to open the meeting to the public was made by Mr. Ervin and seconded by Mayor Roth. All voted in favor.

No one wishing to be heard, a motion to close the meeting to the public was made by Mr. LoIacono and seconded by Mayor Roth. All voted in favor.

VII. PUBLIC HEARING(S): None to Present

VIII. WORK SESSION:

A) NEW BUSINESS:

1. Docket #570 PF – Masouleh Corporation and Himi, Inc.

75 Franklin Turnpike & 105 Christie Ave Block 70, Lot 8 & 9

Request for extension of the February 8, 2016 Preliminary & Final Site Plan approval.

Ms. Sophy Sedarat, Esq., of the Law Office of Sophy Sedarat, LLC, 19 W. Prospect St., Suite 1, Waldwick, NJ, approached, explaining that she was filling in for Mr. Bruce Whitaker, Esq., of McDonnell and Whitaker, who is the attorney of record. Ms. Sedarat explained that she was before the Board to request an extension of the 2016 approvals for this application. Ms. Sedarat noted that Mr. Whitaker had been re-retained and has been in communication with Mr. Kelly to finalize the Developer's Agreement, so that the conditions in the resolution can be met and construction can move forward as depicted in the Site Plan approved in 2016. Ms. Sedarat requested a one-year extension of the 2016 approval.

There was discussion about the number of extensions available and what was needed to finalize the Developer's Agreement. Mr. Scandariato explained that this was the first request for extension. Ms. Sedarat explained that the bond amount was the outstanding component of the Developer's Agreement and that they expected to be able to resolve that in a timely manner.

A motion to approve a one-year extension was made by Mr. Olear and seconded by Mr. Pallotta. A roll call of members revealed 6 aye votes by Mayor Roth, Mr. Crean, Mr. Ervin, Mr. LoIacono, Mr. Olear and Mr. Pallotta.

2. Discussion: Status of the Township's Affordable Housing Plan

Mr. Brian Chewcaskie of Cleary, Giacobbe, Alfieri, Jacobs, LLC, 169 Ramapo Valley Road Upper Level, 105 Oakland, NJ, explained that he is the Affordable Housing Counsel for the Township. Mr. Chewcaskie presented an overview of what has occurred to date regarding the Affordable Housing Plan. Mr. Chewcaskie also described how the Township plans to move forward in addressing the Affordable Housing needs. Mr. Chewcaskie reviewed the Phases of this process and explained that the Township was at the Compliance Phase. As part of this Phase, a Public Hearing has been scheduled for the June 10, 2019 Planning Board Meeting, The Public Hearing will be for the review and proposed adoption of the offered Housing Element and Fair Share Plan. This Plan is an amendment to the Township's Master Plan, outlining how the Township will manage Affordable Housing. Mr. Chewcaskie explained that the required Public Hearing notice would be provided and a draft of the Housing Element and Fair Share Plan would be made available for review. Mr. Chewcaskie continued with an overview of the proposed Housing Element and Fair Share Plan and how it will meet the Township's Affordable Housing needs.

There was discussion regarding the density of the some of the proposed developments within the Housing Element and Fair Share Plan. Further discussion also included existing restrictions regarding the renting of Affordable Housing units and what happens when an Affordable Housing deed restriction expires.

- B) OLD BUSINESS: None
- C) COMMITTEE REPORTS: None

IX. ADJOURNMENT:

A motion to adjourn the meeting at 8:15 p.m. was made by Mr. Donigian and seconded by Mr. Olear. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on June 5, 2019 for approval at the Regular Meeting to be held June 10, 2019.