

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MAY 21, 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 7:29 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:

Mr. Crean
Mr. Ervin
Ms. Galow
Mr. Lo Iacono
Mr. Sherer
Mr. Van Duren

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

The following individuals were absent:

Mayor Laforet
Mr. Donigian
Mr. Grewal
Mr. Howard
Ms. Steinberg

III. APPROVAL OF BILLS:

Peter Scandariato 04/09/18 Meeting Attendance \$250.00

A motion to approve the above bills was made by Mr. Crean and seconded by Mr. Ervin. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Galow.

Peter Scandariato 04/23/18 Meeting Attendance \$250.00

A motion to approve the above bills was made by Mr. Lo Iacono and seconded by Ms. Galow. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Galow.

Philips Nizer April 2018 Professional Services \$429.00

A motion to approve the above bills was made by Mr. Ervin and seconded by Mr. Van Duren. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Galow.

IV. APPROVAL OF MINUTES:

1. April 9, 2018

A motion to approve the above minutes was made by Mr. Crean and seconded by Mr. Ervin. A roll call of members present revealed 5 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer and Ms. Galow.

2. April 23, 2018

A motion to approve the above minutes was made by Mr. Lo Iacono and seconded by Mr. Crean. A roll call of members present revealed 5 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer and Ms. Galow.

V. RESOLUTION FOR MEMORIALIZATION:

1. **E-BD-216-3051 – Anthony Errico**
Campgaw Road, Block 147, Lot 8
Township of Mahwah Soil Movement Permit Application
Soil Movement of more than 1,000 cubic yards

A motion to adopt the resolution was made by Ms. Galow and seconded by Mr. Crean. A roll call of members present revealed 5 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer and Ms. Galow.

2. **TA #18-0014 – Direct Building Products Corp.**
63 Ramapo Valley Road, Block 41, Lot 1
Tenant Application

A motion to adopt the resolution was made by Mr. Galow and seconded by Mr. Ervin. A roll call of members present revealed 4 aye votes by Mr. Ervin, Mr. Lo Iacono, Mr. Sherer and Ms. Galow.

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. Crean and declared unanimously carried by Mr. Sherer.

VII. PUBLIC HEARING(S): None to Present

VIII. WORK SESSION:

A) NEW BUSINESS:

**1. Docket #568T – TWJ Mahwah Real Estate LLC
64 Ramapo Valley Road, Block 40, Lot 57
Trailer Application**

Mr. George Jamieson of 2 Devine Drive of Mahwah approached requesting approval for two storage trailers. Mr. Kelly explained that this application is for a hybrid use between a storage and construction trailer. Mr. Jamieson stated that he does have equipment stored in the current trailer. He stated that he needs this and the additional trailer. Mr. Jamieson thought it could be six months before he would empty the trailer. Mr. Scandariato discussed differences between a storage and a construction trailer that can be 20 feet long. No complaints have been cited.

A motion to approve the application as made by Ms. Galow and seconded by Mr. Crean. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Galow.

**2. Docket #535P – Crossroads Developers Associates, LLC and Garden Crossroads, LLC(Continued from April 23, 2018)
1 International Boulevard, Block 183, Lot 1; Block 26, Lots 2, 10 and 11
Applicant requesting a one-year extension of the Preliminary Site Plan Approval originally granted February 24, 2014 and previously extended through June 30, 2018.**

Mr. James Jaworski of Wells, Jaworski & Liebman, LLP approached representing Crossroads Developers Associates, LLC and Garden Crossroads, LLC. He explained that his clients are in negotiations with the Township on another proposal for this property but the Applicant would like to have this approval extended to fall back on in case something falls through on the more recent proposal. Mr. Jaworski stated for the record that his clients would abandon the original site plan approval if the zoning changes. Mr. Scandariato explained that the Board had postponed voting on this approval because there

was an issue of whether the agreement and a potential zoning change would impact this application. Mr. Scandariato indicated that per the Township Attorney, Mr. Chewcaskie, the extension can be approved notwithstanding the potential zone change.

A motion to approve was made by Mr. Ervin and seconded by Mr. Lo Iacono. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Galow.

- 3. Review of Proposed Amendment to Ordinance #1830** – The Township of Mahwah proposed an Ordinance amending and supplementing the Revised General Ordinance of the Township of Mahwah, Chapter XXIV “Zoning”, §24-4 “District Regulations” by adding §24-4.3(c) to prohibit Retail/Wholesale sale of marijuana products. The **amended** Ordinance was introduced by the Township’s Council at the Township’s Council meeting on May 17, 2018.

The Board reviewed the sunset clause that was added to the Ordinance. The review determined that the Ordinance continues to be consistent with the Master Plan.

A motion to approve this review was made by Mr. Crean and seconded by Mr. Ervin. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Sherer, Mr. Van Duren and Ms. Galow.

B) OLD BUSINESS: None

C) COMMITTEE REPORTS: None

IX. ADJOURNMENT:

A motion to adjourn the meeting at 7:41 p.m. was made by Mr. Ervin, seconded by Mr. Crean and 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 June 6, 2018 for approval at the Regular Meeting to be held June 11, 2018.