

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, JUNE 12, 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 7:36 pm 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.

The following individuals were present:

- Mr. Crean
- Mr. Donigian
- Mr. Ervin
- Mr. Grewal
- Mr. Sherer
- Mr. Lo Iacono

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

The following individuals were absent:

- Mayor Laforet
- Mr. Howard
- Mr. Van Duren

II. APPROVAL OF BILLS:

Peter Scandariato, Esq.	05/08/17	Meeting Attendance	\$ 250.00
Peter Scandariato, Esq.	05/22/17	Meeting Attendance	\$ 250.00

Motion to approve the bills was made by Mr. Crean and seconded by Mr. Donigian. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Sherer and Mr. Lo Iacono.

III. APPROVAL OF MINUTES:

1. MINUTES OF MAY 8, 2017

Motion to approve the minutes was made by Mr. Crean and seconded by Mr. Lo Iacono. A roll call of members present revealed 4 aye votes by Mr. Crean, Mr. Donigian, Mr. Sherer and Mr. Lo Iacono.

IV. RESOLUTIONS FOR MEMORIALIZATION:

1. Docket #583 – 6 Hines Avenue, LLC

6 Hines Avenue, Block 42, Lots 3, 4, 5, 6, & 7; Minor Subdivision Application

Motion to approve the resolution 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. Grewal, Mr. Sherer and Mr. Lo Iacono.

2. Docket #488A-1 – SMS Developers

Block 109.01, Lots 2 & 3, Airmount Road & Heritage Lane; Amended Subdivision Application – Sidewalk Waiver Request

Motion to approve the resolution 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. Grewal, Mr. Sherer and Mr. Lo Iacono.

3. Docket #481A – JP Development, Inc. (Airmont Acres, LLC)

Block 116, Lot 13, Hummingbird Court; Amended Subdivision Application – Sidewalk Waiver Request

Motion to approve the resolution 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. Grewal, Mr. Sherer and Mr. Lo Iacono.

V. OPEN TO THE PUBLIC – 15 MINUTES

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

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

VI. PUBLIC HEARING:

1. E-BD-216-2982 – Brian Blum & Edie Green-Blum

37 Bayberry Drive, Block 123, Lot 1; Township of Mahwah Soil Movement Permit Application

Mr. Scandariato addressed the Board regarding notice. The Applicants properly noticed property owners and published the notice in The Record newspaper; however, notice was not served to the utility companies and the Township of Mahwah's Water & Sewer Department within the seven-day timeframe per the Township's Soil Management Ordinance. Mr. Scandariato referred to the Soil Management Ordinance Section 28:2.4(g)(2) and stated the Planning Board could waive any one or more provisions contained within the chapter. Mr. Scandariato indicated this waiver request could be made part of the application.

Mr. Brian Blum and Mrs. Edie Green-Blum approached. They purchased 37 Bayberry Drive in January, 2017 and propose to demolish the existing dwelling and construct a new, single-story ranch home with a basement. Mr. Blum indicated the amount of soil being moved is the result of the proposed basement. The import of soil will be limited to building materials and stone. The soil excavated will be retained and used on-site.

Mr. Kelly mentioned that due to the basement and the movement of over 1,000 cubic yards of soil, a Public Hearing is required. Mr. Kelly referred to the Boswell Report dated May 24, 2017, of which the Applicant has already submitted amended plans addressing many of the comments including removing the retaining wall and grading out the site. Mr. Kelly does not object to the requested waiver for notice.

There were no further questions from the Board for Mr. or Mrs. Blum.

Mr. Kelly noted the resolution will not be adopted for at least two weeks and asked the Board if the Applicant can proceed with submitting building applications at their own risk. The Board agreed.

A motion to approve with the requested waiver was made by Mr. Donigian and seconded by Mr. Lo Iacono. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Sherer and Mr. Lo Iacono.

VII. WORK SESSION:

None to present.

VIII. ADJOURNMENT

Motion to adjourn the meeting at 7:46 pm was made by Mr. Donigian, seconded by Mr. Ervin and declared unanimously carried by Mr. Sherer.

These minutes were prepared by Geri Entrup, Recording Secretary.