

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR /WORK SESSION MEETING MINUTES  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, JULY 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 7:33 p.m. by Mr. Donigian. 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. Donigian
- Mr. Ervin
- Ms. Galow
- Mr. Grewal (arrived at 7:34 pm)
- Mr. Howard
- Mr. Lo Iacono
- Ms. Steinberg

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

The following individuals were absent:

- Mr. Crean
- Mr. Sherer
- Mr. Van Duren

**III. APPROVAL OF BILLS:**

<b>Maser Consulting P.A.</b>	<b>05/07/18</b>	<b>Meeting Attendance</b>	<b>\$200.00</b>
<b>Maser Consulting P.A.</b>	<b>05/21/18</b>	<b>Meeting Attendance</b>	<b>\$200.00</b>
<b>Phillips Nizer</b>	<b>May 2018</b>	<b>Professional Services</b>	<b>\$346.50</b>
<b>Peter J. Scandariato</b>	<b>06/11/18</b>	<b>Meeting Attendance</b>	<b>\$250.00</b>

A motion to approve all the above bills was made by Mr. Lo Iacono and seconded by Mr. Howard. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Donigian, Mr. Ervin, Mr. Howard, Mr. Lo Iacono, Ms. Steinberg and Ms. Galow.

**IV. APPROVAL OF MINUTES:**

1. June 11, 2018

A motion to approve the above minutes was made by Ms. Galow and seconded by Ms. Steinberg. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Donigian, Mr. Ervin, Mr. Howard, Mr. Lo Iacono, Ms. Steinberg and Ms. Galow.

**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. Ervin, seconded by Ms. Steinberg and declared unanimously carried by Mr. Donigian.

Mr. John Fesen of 20 Falcon Court approached. Mr. Fesen asked if the work proposed in the Conceptual Review for 7 King Street would be in conflict with the proposed Mahwah Town Center project. He was told that 7 King Street is a privately owned property that is adjacent to the Mahwah Town Center. Mr. Fesen shared that he went to a meeting in Chestnut Ridge and there were approximately one thousand people in attendance. He asked about possible Mahwah locations where a meeting that size could be held. There was discussion about past history when the Planning Board Meetings were held in the High School auditorium to accommodate the number of residents at the meeting. Lastly, Mr. Fesen asked about the status of televising the Planning Board Meetings. Mayor Laforet explained how the committee is making progress on identifying and acquiring equipment that is needed.

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

**VII. PUBLIC HEARING(S): None to Present**

**VIII. WORK SESSION:**

A) NEW BUSINESS –

1. DKT # 593 – Maureen Postolowski  
7 King Street, Blk 82, Lots 20-25, 27 & 28  
Conceptual Review, Proposed Office Building

Mr. James Jaworski of Wells, Jaworski & Liebman, LLP, at 12 Route 17 North, Paramus, NJ and Mr. Tibor Latincics, PE & PP, of Conklin Associates Inc., 29 Church Street, Ramsey, NJ 07446 approached representing the Applicant. Mr. Jaworski provided a

summary explaining that the owner/applicant is considering building an office building at this location. Mr. Jaworski explained that Ms. Postolowski resides in the single-family home in the B10 zone. Ms. Postolowski hired the Conklin Associates firm to design the proposed office building. Mr. Jaworski explained that the proposed building is largely conforming to zoning requirements. Mr. Jaworski mentioned a possible waiver regarding the parking distance to the adjacent property. Mr. Jaworski specified that there is no relationship between Ms. Postolowski and the other proposed projects in the area.

Mr. Latincsics of Conklin Associates, created the design and reviewed the plans that were previously submitted to the Board. He described the current single-family home conditions with eleven thousand square feet (11,000 sq. ft.). Mr. Latincsics described the office space of thirty-eight hundred square feet (3,800 sq. ft.) building. There would be 3,500 square feet of office space. He explained that the three-story office building would have two stories of offices over ground level parking. There would be 14 parking spaces meeting the parking requirements. Mr. Latincsics mentioned that where 8 feet is required on the rear parking set back there is only 5 feet on the current plan. Mr. Latincsics explained that this may require a waiver or variance. The building height is expected to be 36 feet. Mr. Latincsics described the surrounding properties and zoning.

Ms. Steinberg asked if there were streetscape requirements. Mr. Kelly specified that while there are streetscape requirements on Franklin Turnpike, there are not for this King Street location.

In response to Ms. Galow's question, Mr. Latincsics stated that currently there was no tenant.

Mr. Kelly specified that the Applicant would need to comply with permitted uses. Mr. Kelly discussed that the adjacent lots were undersized. He specified that the Applicant would need to provide drainage. He said that the Applicant would have to obtain a Highlands Consistency Determination before they submitted an application. Mr. Kelly explained that if the Applicant is seeking an exemption, a Highland Exemption Determination Application can be submitted locally for review. Based on this high level preliminary review, Mr. Kelly agreed that the plan was mostly conforming to requirements with the exception of the possible parking waiver.

There was further discussion about the proposed drainage improvements on King Street.

2. Ms. Wood explained that the Township Clerk requested a list of attendees for the League of Municipalities Conference in November. Anyone interested was encouraged to contact Ms. Geri Entrup.

B) OLD BUSINESS –

1. Ms. Wood explained that the first identification badges were distributed and informed the Members that they could email photos to her if they want one.

C) COMMITTEE REPORTS - None

**IX. ADJOURNMENT:**

A motion to adjourn the meeting at 8:07 p.m. was made by Mr. Ervin, seconded by Mr. Howard and unanimously carried by Mr. Donigian.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on July 19, 2018 for approval at the Regular Meeting to be held July 23, 2018.