

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR /WORK SESSION MEETING MINUTES  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, AUGUST 13, 2018 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 Dr., Mahwah, N.J. was called to order at 7:31 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 at 7:33pm
- Mr. Ervin
- Mr. Grewal
- Mr. Lo Iacono
- Mr. Sherer
- Mr. Van Duren

Professionals: Peter J. Scandariato, Esq., Peter Ten Kate, P.E., Debbie Alaimo Lawlor, P.P.

The following individuals were absent:

- Mr. Howard
- Ms. Galow
- Ms. Steinberg

**III. APPROVAL OF BILLS:**

|                      |               |                    |          |
|----------------------|---------------|--------------------|----------|
| Peter J. Scandariato | July 9, 2018  | Meeting Attendance | \$250.00 |
| Peter J. Scandariato | July 23, 2018 | Meeting Attendance | \$250.00 |
| Maser Consulting     | July 9, 2018  | Meeting Attendance | \$200.00 |
| Maser Consulting     | July 23, 2018 | Meeting Attendance | \$200.00 |

A motion to approve all of the above bills was made by Mr. Crean and seconded by Mr. Ervin. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Crean, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer and Mr. Van Duren.

**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. Van Duren 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. Crean, seconded by Mr. Grewal and declared unanimously carried by Mr. Sherer.

**VII. PUBLIC HEARING(S):**

**1. Docket #596 Buick-GMC of Mahwah  
386 Route 17, Block 137, Lot 5**

Amended Site Plan Application for a Service Drive Addition and Interior Redesign.

Mr. Robert Mancinelli of Myerson, Fox, Mancinelli and Conte at 1 Paragon Dr #240, Montvale, NJ 07645, approached stating that he was representing the Applicant. Mr. Mancinelli explained that the Applicant was seeking an amendment to a site plan in order to construct a service drive addition and the redesign of interior design. Mr. Mancinelli explained that there are a couple of variances being requested that were previously approved by the Board of Adjustment when the site was in the IP-120 Zone. Mr. Mancinelli called his first expert witness.

Mr. Scandariato noted that he reviewed the proof of service and notice and all was in order.

Mr. David Sudacki of Lapatka Associates at 12 Route 17 North, Paramus, NJ approached, presenting his credentials and experience. He was sworn in and accepted by the Board as an expert professional engineer. Mr. Sudacki testified that his firm prepared the last site plan dated March 16, 2018 with the last revision date of July 16, 2018. Mr. Sudacki stated that he was familiar with the subject site, Mahwah's site plan ordinance, the zoning ordinance, and the Master Plan. Mr. Sudacki presented Exhibit A-1, the site plan with the last revision date of July 16, 2018. Mr. Sudacki described the current location and condition of the site. Mr. Sudacki reviewed the bulk conditions that were impacted because there are pre-existing nonconforming conditions and variances/waivers that are being sought. Mr. Sudacki discussed the existing front yard setback where the requirement is 75 feet, the existing frontage is 34 feet and the proposed setback will be unchanged at 34 feet so the variance would be pre-existing. He continued explaining that the rear yard setback has a requirement of 40 feet while the existing is 39.4 feet and the proposed setback is 39 feet so a new variance is being requested. Mr. Sudacki discussed the parking

space sizes indicating that there are pre-existing parking spaces that do not meet the 9 X 20 foot size requirement. The proposal is to leave these pre-existing spots in non-conformity while all newly proposed spots will meet the code requirements.

Mr. Sudacki gave an overview of the proposed design and addition. Mr. Sudacki specified that the canopy would be removed from the existing building and placed back onto the addition once complete. Mr. Sudacki reviewed the changes to the parking lot and traffic circulation. Mr. Sudacki stated that there would be minor changes to integrate into the existing drainage system. Mr. Sudacki discussed the soil movement plan, proposed landscaping and lighting.

Mr. Sudacki responded to Mr. Kelly's Engineering report dated August 6, 2018. Mr. Sudacki testified regarding Item #11 on page three, specifying that all sidewalks and new parking spots will meet ADA requirements. Traffic circulation was described in detail. Mr. Sudacki specified that the reason for the new addition is to provide convenient access for customers dropping off cars for service.

Mr. Sudacki responded to Ms. Lawlor's Planning report dated August 7, 2018 asking for two design waivers. Mr. Sudacki described the existing inventory parking storage spaces and landscaping on the site. No additional landscaping is proposed although some landscaping will be done along the northerly side of the new addition and where some disturbance is done on the south of the addition.

Mr. Sudacki stated that nothing new was being proposed related to utilities. Mr. Sudacki addressed the Fire Prevention Department comment on the application review, testifying that the Applicant would relocate the Fire Department connection to another corner of the building. Mr. Sudacki confirmed that he had consulted with the architect and that the Applicant would comply with this request.

In response to Board questions, Mr. Sudacki specified that the turn into the first lane may be tight. Mr. Sudacki discussed more details regarding traffic circulation, turn radii, directional signage and trip counts.

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. Van Duren, seconded by Mr. Crean and declared unanimously carried by Mr. Sherer.

Mr. Perry Petrillo of Perry M. Petrillo Architects, PC at 9 Park Avenue, Park Ridge, NJ 07656 approached and was sworn in. Mr. Petrillo presented his credentials and experience and was accepted by the Board as an expert professional Architect. Mr. Petrillo stated that his firm prepared the Architectural Plans dated June 7, 2018 with the last revised date of July 16, 2018. Mr. Petrillo stated that he is familiar with Mahwah's zoning ordinance and its site plan ordinance. Mr. Petrillo presented:

- Exhibit A-2 - Architectural Site Plan
- Exhibit A-3 - Proposed Elevation Plan
- Exhibit A-4 - Existing Elevation Photo

Mr. Petrillo gave an overview of the business need to provide customer access and convenience for the service customers without using parking spots. Mr. Petrillo discussed that while the Applicant was losing 16 parking spaces from the parking lot, they were gaining internal positions where cars would be located within the 9 positions in the new service drop off area and 5 new, additional, internal lift positions. Mr. Petrillo testified that at slow drop off times, cars could be stacked or parked in the 9 flow through positions. Mr. Petrillo stated that when considering the new 14 positions for a car, the Applicant was only losing 2 positions where a car can be stored. There was lengthy discussion about the use of these internal and external parking spots. There is a loss of 16 parking spaces but the remaining 154 spaces still exceed the number of spaces required by the code. Mr. Petrillo testified that the parking on the grass in front of the dealership would be discontinued and it can be a condition of approval that cars will not be parked there in the future. Mr. Petrillo testified that the landscaping would be maintained.

Mr. Petrillo pointed to Exhibit A-1, the overall site plan. He discussed the current and proposed use of the second access point. Mr. Petrillo described the car carrier movement and box truck flow that use that second entrance. Mr. Donigian questioned if the extended length of the building would create difficulty with the turning radii. Mr. Petrillo explained that the existing conditions with the canopy had the same turning radii. Mr. Ten Kate specified that it would be a sharper turn and Mr. Petrillo agreed to provide information regarding the turning template on the revised plans. There was discussion about circulation of the car carriers and customer cars. Mr. Donigian suggested that a stop-bar and stop sign be installed. Mr. Petrillo agreed that this was a good suggestion and would be included. Mr. Petrillo described the customer car circulation, testifying that the drive aisle width was approximately 1.5 times the drive aisle in a normal parking lot.

Mr. Petrillo stated that the existing sign would be used again on the addition. No additional signs would be used. Directional signage is to be reviewed and approved by Mr. Kelly.

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. Crean, seconded by Mr. Lo Iacono and declared unanimously carried by Mr. Sherer.

Ms. Brigitte Bogart of BB Planning & Design Professionals, at 47 South Franklin Turnpike in Ramsey, NJ approached. Ms. Bogart gave her professional credentials and was accepted as an expert professional Planner. Ms. Bogart was hired by the Applicant to conduct a planning analysis. Ms. Bogart stated that she reviewed the application and was familiar with the subject site, Mahwah's site plan ordinance, the zoning ordinance, and the Master Plan.

Ms. Bogart presented Exhibit A-5 which was an aerial photo of the site. Ms. Bogart testified that it is an oversized lot and that many of the variances are related to preexisting conditions. She noted the need for the minor rear-yard variance. She described the area that backs up to a buffer area between the Applicant and the Stryker property. Considering the buffer, Ms. Bogart testified that there would be no impact from the insufficient setback. A sign variance is needed as the sign is moving to the side. Ms. Bogart discussed the preexisting waiver for parking and the design waiver for the existing parking spot non conformity. Ms. Bogart testified that the improvements are consistent with the Master Plan goals and will enhance and preserve an existing commercial area. She testified that the Board has the right to approve the 'C' variances.

Mr. Mancinelli asked Ms. Bogart to discuss the movement of the sign that was previously approved by the Board of Adjustment in 2013. Ms. Bogart felt it was more appropriate to place the sign on the addition. Ms. Lawlor specified that a variance would not be needed for the number of signs but that one would be needed to relocate the sign.

Mr. Sherer asked if the note from the Construction Official regarding ventilation had been addressed. Mr. Petrillo stated that it would be addressed in the construction documentation.

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

Mr. Sherer clarified that interior spots within the addition are not considered spots to be included in the required parking space minimum.

A motion to approve the application was made by Mayor Laforet and seconded by Mr. Crean. A roll call of members present revealed 8 aye votes by Mayor Laforet, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Sherer and Mr. Van Duren.

**VIII. WORK SESSION:**

- A) NEW BUSINESS – None
- B) OLD BUSINESS – None
- C) COMMITTEE REPORTS - None

**IX. ADJOURNMENT:**

Township of Mahwah  
Planning Board Meeting Minutes  
August 13, 2018

A motion to adjourn the meeting at 8:34 p.m. was made by Mr. Van Duren, seconded by Mayor Laforet 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 September 21, 2018 for approval at the Regular Meeting to be held September 24, 2018.