

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR/WORK SESSION MEETING MINUTES  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, SEPTEMBER 12, 2016 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 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, N. J. Copies may be purchased for a fee.

The following individuals were present:

- Mayor Laforet
- Mr. Crean
- Mr. Donigian
- Mr. Sbarra
- Mr. Sherer
- Mr. Howard
- Mr. Lo Iacono

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

The following individuals were absent:

- Mr. Bagatelle
- Mr. Marcus
- Mr. Van Duren
- Mr. Weixeldorfer

**II. APPROVAL OF BILLS:**

Maser Consulting	07/11/16	Meeting Attendance	\$200.00
Peter Scandariato	08/08/16	Meeting Attendance	\$250.00
Phillips Nizer	July 2016	General	\$148.50

Motion to approve the bills was made by Mr. Crean and seconded by Mr. Donigian. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Crean, Mr. Donigian, Mr. Sbarra, Mr. Sherer, Mr. Howard, and Mr. Lo Iacono.

**III. APPROVAL OF MINUTES:**

- A) June 13, 2016

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

**B) August 8, 2016**

Motion to approve the minutes was made by Mr. Crean and seconded by Mr. Donigian. A roll call of members present revealed 3 aye votes by Mr. Crean, Mr. Donigian, and Mr. Howard.

**IV. RESOLUTIONS FOR MEMORIALIZATION:** None to present.

**V. OPEN TO THE PUBLIC – 15 MINUTES**

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

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

**VI. PUBLIC HEARING:**

**1. Docket #577 – Jaguar Land Rover North America, LLC**

1 Sharp Plaza, Block 26, Lot 1.01, Preliminary and Final Site Plan to permit the construction of a building addition and related improvements

Mr. James L. Lott, Jr., of Riker, Danzig, Scherer, Hyland & Perretti, Morristown, NJ, approached on behalf of the Applicant. Mr. Lott gave a brief overview of the application mentioning he will be presenting five witnesses during the hearing.

Mr. Lott called Mr. Lee G. Maas, 555 Macarthur Boulevard, Mahwah, NJ. Mr. Maas was sworn in by Mr. Scandariato. Mr. Maas is Vice President of Development for Jaguar Land Rover North America. Mr. Maas presented a slide presentation giving a global overview of Jaguar Land Rover, noting Land Rover was the fastest growing brand in 2015 and expectations are Jaguar could be the fastest growing brand in 2016. They have been headquartered in Mahwah since 1990. Mr. Maas gave specifics of the current facility. There are approximately 250 employees, with anticipated growth over the next few years. Jaguar Land Rover would like to remain in Mahwah and continue their strong community relationship. With future growth and expansion, they are looking to expand their facilities for technical training, product research and development space. The new site will be their Corporate Headquarters where they will have dealer, sales, parts and service training. The site will also be used as a showcase facility.

At this time, the CD that was presented to the Board Secretary containing hearing presentations was marked as Exhibit A-1.

Mr. Maas continued describing the current employee base and expected growth. Upon questioning by the Board's professionals and members, recycling, deliveries, hours of operations, parking, and outside storage were all discussed. Assuming approval of the

application and construction is completed as planned, the anticipated occupancy date will be December 2017 – January 2018.

There were no further questions for Mr. Maas from the Board or professionals. A motion to open the meeting to the public was made by Mr. Donigian, seconded by Mr. Howard 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. Donigian, seconded by Mr. Crean and declared unanimously carried by Mr. Sherer.

Mr. Lott called Mr. Sony David of Langan Engineering, 300 Kimball Drive, Parsippany, NJ. Mr. David was sworn in by Mr. Scandariato and after presenting his background and experience, was accepted as an expert in civil engineering. Upon questioning by Mr. Lott, Mr. David confirmed he is familiar with the Township's Zoning Code and site development standards. Mr. David's presentation was previously marked within Exhibit A-1. The referenced plans were submitted with the application. As shown on Sheet VL-102, entitled "Topographic and Boundary Survey," Mr. David described the existing conditions of the site. After noting the site is located within the Highlands Planning Area, Mr. David stated a Highlands Consistency Determination has been received. He continued giving an overview of the proposed site development referring to Sheet CS100, entitled "Overall Site Plan" describing total acreage, the proposed renovations and improvements, variance and waiver requests, an improved stormwater system, parking conditions, site circulation, landscaping and signage.

Mr. David referred to Sheet CG101, entitled "Drainage, Grading and Utility Plan," and described the stormwater management and utilities in detail. He stated the Boswell Engineering report dated September 8, 2016 was reviewed. Referring specifically to the stormwater requirements, they will be working with Hormoz Pazwash, of Boswell Engineering, to meet and comply with the report's comments. Mr. David spoke about the Soil Movement Permit Application noting Bergen County Soil Conservation District approval has already been received. Requested waivers, variances and non-conformities were described in detail as listed in Boswell Engineering's September 8, 2016 report, Items #13 and #14. The following have also been submitted: Consistency Determination to the Highlands Council, NJDOT Letter of No Interest, Site Plan Application to the Bergen County Planning Board and a submission to the Bergen County Soil Conservation District.

Upon questioning by the Board, there was a short discussion on parking, landscaping and handicap parking spaces. Mr. Maas was recalled to discuss questions regarding the use / potential installation of a generator. Mr. Maas indicated there will be lifesaving backup power with a small generator but no need for a large generator. Mr. Kelly mentioned the existing easements on the property and questioned if any activities in those easements are proposed. Mr. David indicated there would be relocations associated with the sanitary storm and gas lines that would be traversing across the easements, but those improvements are permitted. Mr. Kelly continued commenting on gross floor area, lighting, adequate parking, soil movement and environmental concerns. There was a short discussion on future solar panels at the site.

There were no further questions for Mr. David from the Board or professionals. A motion to open the meeting to the public was made by Mayor Laforet, seconded by Mr. Howard 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. Howard, seconded by Mr. Crean and declared unanimously carried by Mr. Sherer.

Mr. Lott called Mr. Alan W. Lothian of Langan Engineering, 989 Lenox Drive, Lawrenceville, NJ. Mr. Lothian was sworn in by Mr. Scandariato and after presenting his background and experience, was accepted as an expert in traffic. Mr. Lothian prepared and gave an overview of a traffic statement that was submitted with the application. Traffic counts were performed and Mr. Lothian stated the actual operations and trip generation will be similar to what the Applicant has today. He mentioned that the 619 parking spaces on site will be more than sufficient to accommodate the anticipated demand and growth. In his opinion, the site plan provides safe, convenient and sufficient access to the site as well as an ample amount of parking pursuant to the use that is proposed.

There were no questions for Mr. Lothian from the Board or professionals. A motion to open the meeting to the public was made by Mr. Howard, seconded by Mr. Donigian 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. Howard, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

Mr. Lott called Mr. Steven Bitterman of Gensler Architects, 10 North Park Place, Morristown, NJ. Mr. Bitterman was sworn in by Mr. Scandariato and after presenting his background and experience, was accepted as an expert in architecture. Mr. Bitterman presented an overview of the architectural proposals for the existing building as well as the new addition. He described the proposed finishes to the exterior of the building referring to a presented poster board which was marked as Exhibit A-2. A High Performance Glazing System was described including a sample of the Rib Panel System that will be used for part of the exterior of the building as well as the roof screens. A piece of the Rib Panel System was marked as Exhibit A-3. Shielding of the existing and new mechanical equipment on the roof was mentioned. Mr. Bitterman continued discussing signage. Building mounted, pylon and directional signage are proposed although the signage proposal is not as prominent as what currently exists. Improvements to the outdoor patio off of the cafeteria and skylights on the roof of the proposed new structure were described.

Mr. Kelly questioned the variances for the area of signs on the front and the maximum area of signs on the side and rear. He also mentioned the parking space size waiver. Mr. Kelly addressed Mr. Lott stating signed and sealed architectural drawings will be required. Mr. Maas was recalled and presented the signage specifics in detail. Upon questioning by Mr. Roberts, Mr. Bitterman described the roof plan including the mechanical units and shielding. It was noted there is a parapet that does protrude above the roof, but there are no bulkheads or access stairwells.

There were no further questions for Mr. Bitterman from the Board or professionals. A motion to open the meeting to the public was made by Mayor Laforet, seconded by Mr. Crean and declared unanimously carried by Mr. Sherer.

Mr. Brian Milberg of 10 West Forest, Englewood, NJ approached. Mr. Milberg indicated he is affiliated with Sitex Group, the neighboring owner, and expressed concern by his tenants on signage in the front of the property. Mr. Bitterman commented the proposed signage is less obstructive, and he does not believe there will be any obstruction to the adjacent building. A discussion ensued regarding the existing Sharp sign and the signage impacts on the view from and on the other property. Mr. Maas and Mr. David reapproached to discuss the approximate line of sight for the signage referring to the site plan within the presentation materials.

With no one else wishing to be heard, a motion to close the meeting to the public was made by Mayor Laforet, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

Mr. Lott called Mr. Gregory Woodruff of Langan Engineering, 300 Kimball Drive, Parsippany, NJ. Mr. Woodruff was sworn in by Mr. Scandariato and after presenting his background and experience, was accepted as an expert in land use planning. Mr. Woodruff is familiar with the Township's Zoning Ordinances and Master Plan. He has reviewed the site plan as submitted to the Board. Mr. Woodruff described the variances and waivers being requested in detail mentioning a variance for maximum allowed lot coverage and a variety of variances being sought relative to signage. The waivers relate to the number and size of the parking stalls. Mr. Woodruff described the requested relief and justifications in detail. Proofs were presented under the C2 criteria, whereby the resulting benefits outweigh any minimal detriments. Stormwater management and landscaping improvements were noted.

From a planning perspective, Mr. Woodruff stated the proposed use is consistent with the permitted use in the zone. There is no substantial detriment to the public good and no substantial impairment to the intent and purpose of the zone plan and zoning ordinance. In Mr. Woodruff's opinion, the proofs have been met, are justified and can be granted. Mr. Lott referred to Mr. Roberts' planning report dated September 1, 2016. Upon questioning by Mr. Lott, Mr. Woodruff indicated all comments and requirements of the planner's report can be complied with. Mr. Roberts' questioned lot coverage, parking and signage, which led to a short discussion on each.

There were no further questions for Mr. Woodruff from the Board or professionals. A motion to open the meeting to the public was made by Mayor Laforet, seconded by Mr. Howard 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. Lo Iacono and declared unanimously carried by Mr. Sherer.

There was a short discussion on the scheduling of a Special Meeting for September 19, 2016.

Motion to approve the application with conditions was made by Mayor Laforet and seconded by Mr. Donigian. A roll call of members present revealed 7 aye votes by Mayor Laforet, Mr. Crean, Mr. Donigian, Mr. Sbarra, Mr. Sherer, Mr. Howard, and Mr. Lo Iacono.

Mayor Laforet addressed Mr. Maas thanking him regarding the proposed application and is pleased that Jaguar Land Rover will continue to be housed in the Township of Mahwah. Mr. Maas looks forward to another 30 years in Mahwah.

**VII. WORK SESSION:**

- A) NEW BUSINESS
- B) OLD BUSINESS
- C) COMMITTEE REPORTS

**VIII. ADJOURNMENT**

Motion to adjourn the meeting at 9:20 p.m. was made by Mr. Crean, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

These minutes were prepared by Geri Entrup, Recording Secretary.