

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, FEBRUARY 13, 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 7:32 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.

II. ROLL CALL

The following individuals were present:

- Mr. Crean
- Mr. Ervin
- Mr. Grewal
- Mr. Sherer
- Mr. Van Duren
- Mr. Lo Iacono

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

The following individuals were absent:

- Mayor Laforet
- Mr. Bagatelle
- Mr. Donigian
- Mr. Howard

III. APPROVAL OF BILLS:

Peter Scandariato, Esq.	01/09/17	Meeting Attendance	\$250.00
Peter Scandariato, Esq.	01/23/17	Meeting Attendance	\$250.00

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

IV. APPROVAL OF MINUTES: None to present.

V. RESOLUTION FOR MEMORIALIZATION:

- 1. Docket #578 – 341 Landcorp.** 792 & 800 Wyckoff Avenue; Fairmount Avenue; Jefferson Street Clock 177, Lots 13-38, Block 178, Lots 24-36, Resolution of Approval

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

VI. OPEN TO THE PUBLIC – 15 MINUTES

Motion to open the meeting to the public was made by Mr. Van Duren, seconded by Mr. Grewal 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. Lo Iacono, seconded by Mr. Crean and declared unanimously carried by Mr. Sherer.

VII. PUBLIC HEARING: None to present.

VIII. WORK SESSION:

A) NEW BUSINESS

- 1) Docket #580- Gerdaneu, Inc. (Owner); Resource Control Consultants, LLC (Applicant)**
4 Leisure Lane, Block 26, Lot 4 Trailer Application, does not meet required setbacks, carried from February 13, 2017

Mr. Ten Kate informed the applicant was told they were supposed to be in attendance. Mr. Scandariato advised the applicant should be here to explain why they need to be so close to the property line.

Mr. Scherer advised the application would be carried to the meeting of February 27.

- 2) Docket #559PF – Apple Ridge Mahwah, LLC / Toll Brothers, Inc.** 269 East Crescent Avenue, Block 127, Lots 1, 3-7 Transfer of prior approvals from Apple Ridge Mahwah LLC to Toll Brothers, Inc.

Richard Hoff, appeared on behalf of the applicant to inform they would be assuming all approvals and finalizing the developer's agreement. They are formally requesting transfers of approvals with all terms of approval and the developer's agreement so the Board is aware of their ownership of the property. There are no requests for changes or amendments.

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

B) OLD BUSINESS

C) COMMITTEE REPORTS

IX. ADJOURNMENT

Motion to adjourn the meeting at 7:40 p.m. was made by Mr. Crean, seconded by Mr. Van Duren and declared unanimously carried by Mr. Sherer.

Provided to the Planning Board
on March 10, 2017 for approval
at the Regular Meeting to be held
March 13, 2017



Donelle Bright DeCouto
Planning Board Recording Secretary