

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR/WORK SESSION MEETING MINUTES  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, FEBRUARY 27, 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:

Mayor Laforet

Mr. Bagatelle

Mr. Crean (in at 7:33 pm)

Mr. Ervin

Mr. Grewal

Mr. Donigian

Mr. Sherer

Mr. Van Duren

Mr. Howard

Mr. Lo Iacono

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

**III. APPROVAL OF BILLS: None to present.**

**IV. APPROVAL OF MINUTES: None to present.**

**V. RESOLUTION FOR MEMORIALIZATION:**

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

Motion to approve the resolution was made by Mr. Van Duren and seconded by Mr. Grewal. 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.

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

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

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

Motion to open the meeting to the public was made by Mr. Howard, 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. Van Duren, seconded by Mr. Howard 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

Andrew Greir, 10 Lippincott Lane in Mt. Holly, NJ appeared as the applicant. The back of the property is asphalt and they use the rear of the property to park the buses, which is why the applicant is requesting to park at the edge of the property. There are also trenches dug out to the edge. Mr. Greir explained there is an environmental remediation taking place due to a diesel fuel spill and they will be pumping the fuel from underground into drums or a 100-gallon secondary tank which will be removed from the site. In response to Mr. Crean, Mr. Greir informed the trailers will be at the southeast corner of the property. In response to Mayor Laforet, he further explained the DEP received permits and they have an LSRP on site. They will be filing reports with the DEP. Mr. Kelly informed the applicant would need waivers for a 25ft setback (proposed setback is 12 ft) for two years. Mr. Sherer suggested approval for one year and then have them reapply. In response to Mr. Donigian, Mr. Greir informed they were using skimmer, not an oil-water separator. This is a solar powered piece of equipment. Mr. Kelly advised the proposed location is appropriate for the purpose. In response to Mayor Laforet, Mr. Kelly explained if the applicant is cleaning up as per an approved method, it is up to the LSRP to determine the completion of the remediation. He concurred that the presence of a wellhead protection ordinance could limit the future development of sites.

Motion to approve the application was made by Mr. Donigian and seconded by Mr. Howard. A roll call of members present revealed 9 aye votes by Mayor Laforet, Mr. Bagatelle, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Sherer, Mr. Van Duren, and Mr. Howard.

- 2) Docket #535, Crossroads Developers Associates** Block 183 Lot 1, Block 26 Lots 2, 10 & 11, 1 International Boulevard Applicant requesting the extension of the Preliminary Site Plan Approval granted by the Planning Board on February 24, 2014

James Jaworski of Wells, Jaworski, Liebman appeared on behalf of the applicant and informed they were at the end of an initial three-year term for approval. They are requesting an initial extension of one year; they are permitted by statute up to five years (but public notice is required for a five-year extension). The applicant recognizes the Board would like to have a status report on the application, which will be provided.

The Board agreed to carry this request to the meeting on March 27.

**B) OLD BUSINESS**

Mr. Sherer informed the Environmental Commission needed a volunteer to be a liaison between the Board and the Commission. Mr. Donigian was appointed.

Mr. Kelly informed Apple Ridge would be breaking ground within two weeks. This is a highly visible site and the applicant has agreed to meet with the condo association; continue with air monitoring during construction; etc... He will keep the Board informed moving forward.

**C) COMMITTEE REPORTS**

**IX. ADJOURNMENT**

Motion to adjourn the meeting at 7:52 p.m. was made by Mr. Van Duren, seconded by Mr. Donigian 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