

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MARCH 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 7:34 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. Crean
- Mr. Donigian
- Mr. Ervin
- Mr. Grewal
- Mr. Sherer
- Mr. Howard
- Mr. Lo Iacono

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

The following individuals were absent:

- Mr. Bagatelle
- Mr. Van Duren

III. APPROVAL OF BILLS:

Maser Consulting	2/3/17	Miscellaneous	\$75.00
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Motion to approve the bills was made by Mr. Crean and seconded by Mr. Donigian. A roll call of members present revealed 8 aye votes by Mayor Laforet, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Sherer, Mr. Howard, and Mr. Lo Iacono.

IV. APPROVAL OF MINUTES: None to present.

V. RESOLUTION FOR MEMORIALIZATION:

1) Docket #417(S) – Peterson Place, LLC 70 Peterson Place, Block 139, Lot 50 Township of Mahwah Soil Movement Permit Application

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

2) Tenant Application #17-0016 – Starbucks Coffee Co. Block 137, Lot 4, 380 State Highway 17 South

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

3) Tenant Application #17-0017 – AT&T. Block 137, Lot 4, 380 State Highway 17 South

Motion to approve the resolution was made by Mr. Howard and seconded by Mr. Crean. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, 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 Mayor Laforet, seconded by Mr. Donigian 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. Ervin, seconded by Mr. Howard and declared unanimously carried by Mr. Sherer.

VII. PUBLIC HEARING: None to present.

VIII. WORK SESSION:

A) NEW BUSINESS

1) Tenant Application #17-0019 – Firehouse Subs Block 137, Lot 4, 380 State Highway 17 South

At this time, Mayor Laforet recused himself.

Daniel Steinhagen of Beattie Padovano, LLC, appeared on behalf of the applicant. Mr. Kelly advised he had no comments, but the applicant was required to come before the Board due to the prior approvals on site. The applicant has provided sufficient shared parking spaces on site. Mr. Sherer noted the restaurant would be smaller than initially anticipated. Mr. Kelly stated the restaurant was approximately 1000 sq.ft. smaller, as the initial approval was given for 3000 sq.ft. Mr. Donigian questioned whether the applicant received comments from the Environmental Commission. Mr. Kelly noted he would look into this concern regarding comments from the Environmental Commission, as they should be included in the future.

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

B) OLD BUSINESS

- 1) **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 explained the applicant had been awaiting litigation decisions for over 1 year. He informed that Costco was still interested in tenancy at the site, but nothing has been set up for other tenants. The applicant's engineer changed firms, but he still remains the engineer for the site. They are slow moving with finalizing approvals with any other agencies. The developer also owns apartment buildings elsewhere in NJ and may have an interest in the future.

In response to Mr. Sherer, Mr. Jaworski noted they held preapplication meetings with the NJDOT when processing the application. In response to Mayor Laforet, he clarified Costco would not be selling gasoline. Mr. Jaworski also explained the applicant had a contract with Suburban Propane for purchase of their property, but that was terminated. Mr. Sherer reminded that the neighborhood/downtown portion was the most well received and requested the applicant keep this in mind moving forward.

In response to Mr. Donigian, Mr. Scandariato noted that the extension would need to show merit and reason. Mr. Jaworski explained that half of the three years was waiting on litigation and decisions to take place. In response to Mr. Donigian, Mr. Scandariato explained the applicant could request a total of two years; however, they are asking for one year. Mr. Jaworski noted they could request for five years with a public notice. Mr. Jaworski explained the application was approved as a phased project and certain items need to be completed before others.

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

C) COMMITTEE REPORTS- None at this time.

IX. ADJOURNMENT

Motion to adjourn the meeting at 7:53 p.m. was made by Mr. Howard, seconded by Mr. Donigian and declared unanimously carried by Mr. Sherer.

Provided to the Planning Board
on April 21, 2017 for approval at
the Regular Meeting to be held
April 24, 2017



Donelle Bright DeCouto
Planning Board Recording Secretary