

MEETING TO BE HELD BY WAY OF ZOOM REMOTE VIDEO/AUDIO CONFERENCE
TOWNSHIP OF MAHWAH AGENDA
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, OCTOBER 6, 2021 AT 7:30 PM

ZOOM INFORMATION

You are invited to a Zoom webinar.
When: Oct 6, 2021 07:30 PM Eastern Time (US and Canada)
Topic: Township of Mahwah Board of Adjustment

Please click the link below to join the webinar:

<https://zoom.us/j/97527486993>

Or One tap mobile :

US: +13017158592,,97527486993# or +13126266799,,97527486993#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 975 2748 6993

International numbers available: <https://zoom.us/u/aALkepc29>

I. CHAIRMAN'S OPENING STATEMENT, ROLL CALL, FLAG SALUTE

II. APPROVAL OF BILLS:

Ben Cascio, Esq.	June – Sept 2021	Litigation	\$701.25
		Mahwah Business Park	
Colliers Engineering & Design	Aug 4 & 18, 2021	Meeting Attendance	\$400.00

III. APPROVAL OF MINUTES: August 4, 2021; August 18, 2021

IV. RESOLUTION FOR MEMORIALIZATION:

1) **Docket #1491-21 – Prestige Pre-Owned, LLC**

7 Industrial Avenue, Block 110.02, Lot 1

Application for “C” and “D” Variances for demolition of existing building and construction of a new building containing 38,012 sf to be used for storage, preparation, servicing, purchase and sale, on a wholesale basis of motor vehicles to also include the servicing of classic and high end cars, Resolution of Approval.

2) **Docket #1488-21 – Tyrone Marnotes and Jennifer Schutte**

21 East Crescent Ave., Block 118, Lot 9

Application for a “C” Variance to convert and expand an existing detached garage into a new principal residence, after which the existing residence will be demolished and removed. The new residence to be supported by a detached garage, Resolution of Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

- 1) **Docket #1487-21 – Palisades Properties, LLC**
Adjourned to December 15, 2021
316 Forest Road, Block 168, Lot 9
Application for “D” Use Variance for a Sober Living Home in existing single family home.
- 2) **Docket #1496-21 – Philip & Maureen Tangel**
53 Chapel Road, Block 162, Lot 201
Application for a “C” Variance for a 6’ (six) foot fence in the front yard on a corner lot where 4’ (four) foot only is permitted.
- 3) **Docket #1478-20 – Monarch Communities, LLC**
East Ramapo Avenue/Franklin Turnpike/King Street/Siding Place
Block 82, Lots 1 and 3-30
Application for “C” and “D” Variances to construct a multi-level senior housing facility with retail space, parking garage and other site improvements including off-street parking and circulation, loading area, sidewalks, retaining walls, signage, landscaping and lighting, continued from September 22, 2021.

VII. WORK SESSION:

- 1) NEW BUSINESS:
- 2) OLD BUSINESS:
- 3) ITEMS FOR DISCUSSION:

VIII. ADJOURNMENT

The materials, plans, and submissions in regard to an application are available for public inspection online at the Township’s website <https://www.mahwahtwp.org/>.

Scroll down to the Township Calendar > Click on the Link for the Meeting > Click/Select “More Details”. Application materials submitted for that Meeting’s Agenda will be listed along with the Remote Meeting Access Instructions. If an application is carried for more than one meeting, the submitted materials for each meeting will be found on the Township Calendar for that meeting date. The meeting description on the calendar will note if a prior meeting has been held on an application.

If needed, Members of the Public may contact the Board Secretary at (201) 529-5757, Extension 242 to arrange for other ways to review meeting materials