

11. APPROVAL OF MINUTES:

1. MINUTES OF NOVEMBER 4, 2020

A motion to approve was made by Mr. Calijone, seconded by Mr. Whiteman. All eligible Members voted in favor.

2. MINUTES OF NOVEMBER 18, 2020

A motion to approve was made by Mr. Calijone, seconded by Mr. Whiteman. All eligible Members voted in favor.

III. RESOLUTIONS AUTHORIZING CONTRACTS FOR PROFESSIONALS:

1. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional **Legal Services** for the Year January 1, 2021 – December 31, 2021.

A motion to approve was made by Mr. Kearney, seconded by Mr. Whiteman. A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. Cannava, Mr. Jackson, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

2. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional **Engineering Services** for the Year January 1, 2021 – December 31, 2021.

A motion to approve was made by Mr. Kearney, seconded by Mr. Whiteman. A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. Cannava, Mr. Jackson, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

3. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional **Planning Services** for the Year January 1, 2021 – December 31, 2021.

A motion to approve was made by Mr. Kearney, seconded by Mr. Whiteman. A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. Cannava, Mr. Jackson, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

IV. MEMORIALIZING RESOLUTIONS:

None to present.

V. OPEN TO THE PUBLIC:

Mr. Rabolli opened the meeting to the Public for general questions or statements. No members of the Public participated on the Zoom call or wrote in comments.

VI. PUBLIC HEARING(S):

**1. DOCKET #1478-20 – MONARCH COMMUNITIES, LLC
EAST RAMAPO AVENUE, FRANKLIN TURNPIKE & SIDING PLACE
BLOCK 82, LOTS 1, 3-17, 26, 29 & 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.

Mr. Rabolli announced that this Application was scheduled to be heard based on the premise that HMH Carrier Clinic would not have been carried to this evening. Since HMH Carrier Clinic is on the agenda, Monarch Communities, LLC is being carried to February 3, 2021. No further Notice is required.

**2. DOCKET #1466-19 – HMH CARRIER CLINIC, INC., PHASE II AND III
RETREAT AND RECOVERY AT RAMAPO VALLEY
1071 RAMAPO VALLEY ROAD, BLOCK 23, LOT 45**

“D’ Use Variance and Preliminary and Final Site Plan Application with additions and improvements to utilize the site and existing structures for a Behavioral Health, Substance Abuse, Detoxification and Residential Rehabilitation Center, continued from December 16, 2020.

Mr. Bruce Whitaker, Esq. of McDonnell & Whitaker, 245 South Main Street, Ramsey, NJ representing the Applicant, stated that this is a continuation of the Public Hearing for the proposed Inpatient Health Substance Abuse Retreat and Recovery Center at Ramapo Valley, where the Applicant is proposing to renovate the Manor House, which was previously the Carmelite Retreat House, and construct two additions in two phases. A meeting was held with the Historic Preservation Commission and they are in agreement with the proposal.

Mr. Whitaker stated that the Architect, Mr. Lee, had concluded his testimony at the previous meeting, is present at this meeting, still under Oath and available for questioning.

There were no questions from Members of the Board or members of the Public for Mr. Lee.

Ms. Entrup informed the Members of the Board and read into the record that Mr. Calijone had viewed the Swagit video recording of the December 16, 2020 meeting and is eligible to vote on this Application.

Mr. Whitaker called his first witness of the evening; **Mr. Alan Lothian, Langan Engineering, 989 Lenox Drive, Lawrenceville, NJ**, gave his qualifications, was sworn in and recognized as an expert in Traffic Engineering by Mr. Rabolli. Mr. Lothian stated that he had prepared the Traffic Statement dated November 25, 2020, and described the report in detail. The proposal is for a 95 bed inpatient rehabilitation facility at the Manor House. The daily trips to the facility were estimated to be approximately 18 in the a.m. and 25 in the p.m. The threshold for trips during peak hour is around 100. Therefore, the County, that has jurisdiction over Ramapo Valley Road, does not require a traffic impact study for this Application. Based on concerns from the Board and the Public, an evaluation was done using the New Jersey Department of Transportation Database 2017 volumes from April of that year and the highest weekday a.m. and p.m. volumes from Northbound and Southbound Ramapo Valley Road for the basis for driveway analysis over a 5-year period. A trip generation of a medical office was conservatively taken; this site will not generate that amount of traffic. Patients come in a van, not individual vehicles. Volumes were taken and the driveway on Ramapo Valley Road was analyzed. There is efficient capacity at the intersection, the driveway will operate efficiently with no significant impact to the Ramapo Valley Road corridor. The site is designed to provide efficient circulation access for all vehicle designs including emergency vehicles. Assisted Living was used as the Benchmark for creating the Traffic Study; residents within the facility and being cared for during their stay. Using a nursing home would have yielded almost the same trip generation.

The parking will accommodate the use at the facility. There will be more parking spaces than required by the Code. Visitation is by appointment only. The maximum numbers are 64 employees, 20 visitors (rarely at the same time), 15 patients = 99; 105 parking spaces are being provided. The driveway up to the Manor House is 20 feet wide in certain areas. For the design vehicle type, 20 feet is appropriate, 24 feet would be more appropriate. In connection with the parking on site, it is common to have a parking space for this type of use having dimensions of 9' x 18' rather than 9' or 10' x 20' and is more than sufficient for this type of facility.

With modifications in the right-of-way, the sight distance requirements of the Bergen County Planning Board will be accommodated.

Exhibit A-11 - Traffic Statement dated November 25, 2020 was entered into evidence.

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Mr. Rabolli opened the questioning to Members of the Board for Mr. Lothian.

Q: Mr. Jackson – will access to the driveway be one entrance and one exit?

A: One driveway access – the Northern access will be two way; the Southern access will be closed.

Q: Mr. Jackson – any concerns with the entrance into the facility from the hill on Ramapo Valley Road? Has this been examined?

A: Appropriate sight distance will be provided in both directions, North and South.

Q: Mr. Whiteman – regarding the trip generation, shift changes; have you looked at the half hour with 20 vehicles coming and going?

A: An evaluation was done looking at the p.m. peak hour; combining the two uses on the site with up to 27 vehicles coming out. The estimates for the Carriage House are elevated. Shifts will be leaving on a staggered basis.

There were no additional questions from Members of the Board for Mr. Lothian.

Mr. Rabolli opened the questioning to the Professionals.

Mr. Kelly stated that he had reviewed Mr. Lothian's report and concurs with the methodologies used and the findings made. The report was reviewed by the Traffic Expert at Boswell Engineering; comments were stated in the December 11, 2020 Boswell report. Mr. Kelly and Boswell's Traffic Expert also met with the Applicant's Traffic Expert and Engineer to review the comments and are comfortable with the trip generations used. The Applicant has indicated that adequate sight distance will be demonstrated. For the record, sight distance on Ramapo Valley Road is under Bergen County's jurisdiction but should be reviewed to confirm adequate sight distance. If the Application is approved, Mr. Kelly has no issue with that being a condition of approval.

Ms. Shiffman questioned trip generation being dealt with under staggered shifts; is that something that should be put in the Resolution? Otherwise a lot more cars coming out and going in if it is all one shift. Mr. Rabolli stated that if the Application moves forward and is approved, a provision should be put in the Resolution that there will be staggered shifts to reduce traffic congestion during the day time.

Mr. Rabolli opened the questioning to members of the Public.

Q: Mr. Marek Kaczor, 1052 Ramapo Valley Road - was the traffic study theoretical or combined with the physical field inspection?

A: There was no count during Covid. The study was done in November using data from previous years.

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Q: Mr. Kaczor – did you take Oakland traffic into consideration?

A: Traffic on Ramapo Valley Road both Northbound and Southbound was taken into consideration; just South of the Northern driveway.

Q: Mr. Kaczor - why not study the Oakland traffic that builds up? Why not use reality rather than a theoretical study during Covid when traffic was dead?

A: No count was done during Covid. A pre-Covid traffic count was used. There is currently no activity on the site. A study would typically be done during the street peak hours of 7 – 9 a.m., 4 – 6 p.m. Historic data from the New Jersey Department of Transportation was used; 7 day's worth of count data of April 2017, 8 - 9 a.m. and 5 – 6 p.m. where volumes spiked on Ramapo Valley Road. Using the 5 weekdays, the highest volumes from mornings and the highest from evenings were taken and the most conservative volumes were looked at. It is not just theoretical data used as the basis for the analysis, it is actual count data that identifies those peaks and spikes that Mr. Kaczor is speaking of. The count was done in front of property. An annual growth rate factor was added to increase the volume. A compounded background growth rate, cumulative over 5 years, was used to get a future background condition. The factor 1.5% over 5 years compounded comes out to over 8% during the 5 years.

Q: Mr. Kaczor – how will the traffic be dispersed from the facility, through a light or stop sign?

A: Stopped controlled as it is today.

There were no further questions for Mr. Lothian.

Mr. Whitaker re-called the Architect, Mr. Lee still under Oath, for a question from Mr. Kaczor.

Q: Mr. Kaczor – how did you achieve converting a wooden structure of the main building into industrial usage?

A: It is not being converted. The Manor House will stay the way it is. The wing where the Chapel is will stay the way it is. The annex building built in the 60's and the C-wing kitchen will be demolished. An extension from the Manor House for a new building will replace the annex. The new kitchen will be on the first floor of the Manor House and serve the residential floors above in the new building. The usage of the building will be I-1, mostly house and administrative function. There will be no sleeping rooms in the Manor House.

Q: Mr. Kaczor – are you allowed to convert frame buildings into I-1 usage? Non-combustible?

A: Yes, if it is limited square footage. It will remain Type 5 construction.

Mr. Lee explained the I-1 Use as a permitted use by the Division of Mental Health and Addiction Service. The main addition is for sleeping rooms and must be I-1 Use. Because the building will be connected, the Manor House will also be designated as I-1 Use to have a unified use throughout the complex. All structural, electrical, mechanical and safety aspects will be met throughout the entire building.

The Carriage House was also constructed under the designation of an I-1 Use – business accessory use with no beds, but has sprinklers and protection – over and above the requirements.

Mr. Whitaker re-called his next witness; **Mr. Christopher Cirrotti of Langan Engineering, 300 Kimball Drive, Parsippany, NJ 07054**, still under Oath, to present the changes to the Plan.

Mr. Rabolli commented that if the plan was being revised, the Board needed to review it 10 days in advance of the meeting. Mr. Whitaker stated that due to Fire Official, Mr. Michael Roe being out on vacation, there was no opportunity to meet with him and then make the changes prior to the meeting. Mr. Whitaker requested that Mr. Cirrotti be permitted to present the changes and a decision be made whether they would be accepted or should be carried to the next meeting.

Mr. Cirrotti stated that a virtual meeting with Mr. Roe and Mr. Kelly took place regarding the issue of the Southern driveway closure. Fire access to facility was reviewed with Mr. Roe and a revised site plan was prepared that has to be added to the submitted plan. The old plan was displayed on the screen and the proposed change was described. The current driveway is 24 feet in width coming in from Ramapo Valley Road and transitions to 20 feet to minimize addition of impervious coverage. The service driveway continuing to rear and service area is 20 feet, also up to Carriage House 20 feet. Mr. Roe is satisfied with the ability to access the rear area of the Easterly side of the building. Langan Engineering suggests as to do two things as an accommodation; propose to widen to 24 feet from Ramapo Valley Road through the parking area, and to offset impervious coverage; reduce parking stall depth. A waiver was introduced from September 4, 2020 to reduce the parking stall depth from 9' x 20' to 9' x 18'. Parking is not being eliminated, just reducing the depth of some of the parking. Overall impervious coverage will be slightly less. Mr. Roe had requested an additional fire hydrant. One is being added to service all sides for a total of 5. There will be one sprinkler system throughout the building. Mr. Whitaker requested that a new letter from Mr. Roe accepting the changes be added to the record as a condition of approval.

Mr. Rabolli opened the questioning to Members of the Board for Mr. Cirrotti.

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Questions were raised regarding the industry standard for parking stall depth and the impact, changes or additions to fire hydrants, the sprinkler system and safety improvements.

Mr. Cirrotti stated that for a facility of this nature, with low turnover, 9' x 18' is large, is the standard, and is an acceptable change. Even a heavy duty pickup could be accommodated; there are no back to back stalls, vehicles could overhang. The stalls can accommodate 20 feet plus. Shuttle vans will be down at the Carriage House. Eighteen parking spaces will remain full size at the Carriage House. Mr. Whitaker commented that Mr. Roe would like to see a 24 foot wide roadway and that Mr. Kelly suggested reducing the stall size and increasing the road width.

An additional fire hydrant will be installed. One continuous sprinkler system is proposed. These are add-ons; there is no take away. These are enhancements. Safety of the site is being improved.

There were no additional questions from Members of the Board for Mr. Cirrotti.

Mr. Rabolli opened the questions regarding the Site Plan to members of the Public.

Q: Mr. Kaczor – where is the sidewalk and how far is the walking path? Is the facility confined by a fence?

A: The sidewalk will be to the front door from the parking lot, in and around the Handicap spaces at the South end and rear of the Manor House. There is also a sidewalk at the Carriage House for employees and visitors. A fenced in and enclosed secure rear yard area will be for patient's activities.

Q: Mr. Kaczor – is the asphalt being removed and the stone wall being extended where the Southern exit is being closed?

A: The asphalt is being removed and replaced with grass and vegetation. Technically the wall could be extended, and could be proposed to the client.

Mr. Rabolli called for a 5-minute break at 9:05 p.m.

The meeting reconvened at 9:10 p.m.

Mr. Whitaker called his next witness; **Mr. Richard M. Preiss, Principal and Vice President at Phillips, Preiss, Grygiel, Leheny, Hughes, LLC, 33-41 Newark Street, Hoboken, NJ**, was sworn in by Mr. Rabolli and previously approved as an expert in the area of Planning, stated that he had reviewed the plans. Mr. Preiss confirmed that he had testified in Phase I; and the inherently beneficial use is carried to Phases II and III and can be accommodated for the current proposal. Mr. Preiss explained the C Variances,

D1 Use Variance, Bulk Variances and Design Waiver for parking being requested in detail.

Based on the site being an inherently beneficial use, special reasons are deemed to have been satisfied and the site deemed suitable. The Medici Reconciliation is not required when dealing with inherently beneficial uses.

Mr. Preiss described the 4 part SICA Test:

- Ranking
- Potential negative impacts
- Determine if reasonable conditions can be applied
- Weigh the positive or Public interest against potential negative impact.
If positives outweigh negatives, the variance should be granted.

The proposed development will directly advance the State goal of expanding access to drug treatment. There is a critical shortage of services not only in Mahwah, but in Bergen County. Based on the limited number of facilities and ability to treat patients, the use is elevated in rank.

Impact to public good should be dealt with. Mr. Preiss discussed each of the five categories:

- Land Use Impact
- Traffic and Parking
- Environment
- Aesthetics
- Municipal Services

Mr. Preiss stated that in his opinion, the use can be granted without extensive impact to the public good. It is a highly specialized use. The site is unique, the use predates the Zoning. It has a very specific purpose – was a religious retreat for a long time. The proposed use has no major impact on the Zoning Ordinance or to the Master Plan. The activities will be limited to the indoors with very few outdoor activities. There will be minimal land disturbance. The character of the surroundings will be protected in line with the Master Plan. The facility is set back far from adjacent properties, the highway and surrounding uses. The use will not produce any noise or odor or other nuisances that would impact the surrounding area.

The amount of traffic that is generated can be accommodated very easily without any impact and the onsite circulation will work extremely well.

The proposed development will not disturb existing Wetlands or tree cover. The increase in impervious coverage is minimal on balance. The impervious coverage is way under

the maximum requirement of 20 percent in the R-80 Zone and will be in compliance with Highland rules for the Preservation Area. The facility will not generate any harmful materials or pollution that will degrade the environment.

With respect to aesthetics, the Applicant has taken efforts to preserve the existing Carriage and Manor House, as well as the natural features. The site can retain much of its pastoral nature. The addition is respectful and compatible in terms of its design, the utilization of materials with the existing buildings on site. Because of the remote location and substantial screening, there is very little opportunity to see the buildings on site from the adjacent right-of-way or from adjacent properties.

In terms of Municipal Services, neither the patients nor employees will utilize any of the Municipal services such as the library, senior services, parks or public schools. There will also be in-house security and an ambulance service to mitigate calls and demands for public safety officials.

Goals of the Mahwah Master Plan would be advanced by this development. A drug rehabilitation center will serve both Mahwah and Bergen County.

- Goal 1 is to encourage a proper distribution of land uses
- Goal 5 is to ensure that any perspective development is responsive to the Township's environmental features and can be accommodated while preserving the physical characteristics
- Goal 7 is to encourage and provide buffer zones to separate incompatible land uses
- Goal 11 is to ensure that traffic and pedestrian circulation issues are addressed on a local and regional scale
- Goal 15 to protect Mahwah's cultural social historic heritage in order to provide a link to the past as well as enhance the character and image of the Municipality

In Mr. Preiss' opinion, there is no substantial detriment to the Zone Plan or to the public good. There are no impacts with this proposed use to the surrounding area. There is a very highly ranked inherently beneficial use with the extreme need for this type of facility in the State of New Jersey.

The C Variance for the 3-stories opposed to the 2 ½ stories can be granted on a C2 Variance basis where the benefits outweigh the detriments. The third story is critical to allow the Applicant to have amenities to accommodate the rehabilitation functions. Rather than spreading out across the site, the third story will accommodate the proposed use in a more compact form. The 35 feet in height meets the requirement for the Zone.

In terms of the design exceptions, a proposed widening of the driveway in certain areas to comply with the width of 24 feet, is sufficient to accommodate traffic. Twenty feet is satisfactory in certain areas and will reduce impervious coverage.

The loading spaces are sufficiently wide for the delivery vans and/or smaller trucks.

Mr. Rabolli opened the hearing for questions from Members of the Board for Mr. Preiss – there were none.

Mr. Rabolli opened the hearing for questions from the Professionals for Mr. Preiss.

Ms. Shiffman, Senior Technical Manager with Colliers Engineering & Design, Inc. 331 Newman Springs Road, Red Bank, NJ, was sworn in by Mr. Rabolli and stated that the presentation was very thorough and covered all the requirements. Ms. Shiffman stated that she agrees that the proposed use is inherently beneficial.

There were no further questions from Members of the Board or the Professionals.

Mr. Rabolli opened the hearing for questions from the Public for Mr. Preiss.

Q: Mr. Kaczor – The Planner said the facility is beneficial to the public. How is it benefiting the neighbors in this one family quiet neighborhood with its industrial monstrous size?

A: It is not a monstrous size given the fact that the property is 33 acres. There are substantial setbacks and buffers to the adjacent residential uses. In terms of the positive impact, the Case Law has indicated that certain usages are inherently beneficial; by their very nature they are serving the community's health, safety and welfare standards. This facility will benefit not only Mahwah, but Bergen County, and beyond that, the State. There is a critical need for this type of facility. Mr. Preiss stated that in his opinion, the scale will have no harm or detriment to surrounding area.

Q: Mr. Kaczor – looking at the site plan, all activity will take place in the front of property. The property is visible on a hill. How can you say this remote location is not visible? Where do you have to stand to not see the property?

A: The property is substantially developed. Changes are connected to the existing facility. That expansion is not substantial given the size of the property and distance from the surrounding area. One of the unique factors is how distant this development is from the surrounding residential area. It may be visible during winter. That is not a substantial detriment. The facility is distant, there will be no noise, and very little outdoor activity. The quality of life in the residential area will be preserved. There will not be substantial impacts.

Mr. Kaczor made several comments about the design and size of the building.

Mr. Whitaker stated that no questions were asked; just comments.

There were no further questions for Mr. Preiss.

Q: Mr. Rabolli asked Mr. Kaczor if he plans to get an Attorney or Traffic Engineer to testify, or if he planned to testify.

A: Mr. Kaczor: No.

Mr. Whitaker called his next witness; **Mr. Donald J. Parker, President, Carrier Clinic, 252 Route 601, Belle Mead, NJ 08502**, still under Oath, stated that employees will be working on 3 shifts, staggered by classes of employees, i.e., Nurses & Medical Technicians 6:45 a.m. Social Workers / Drug and Alcohol Counselors 7:00 – 8:30 a.m.

Mr. Rabolli opened the hearing for questioning to Members of the Board for Mr. Parker.

Mr. Jackson requested the total number of employees on a shift. Per Mr. Whitaker, the main shift will have 64 employees.

There were no further questions from Members of the Board or members of the Public for Mr. Parker.

In summation, Mr. Whitaker thanked the Board Members and stated that questions had been properly addressed.

- Referencing the 2019 Phase I Application, Mr. Whitaker respectfully submitted that it is inherently beneficial for Phases II and III.
- The property is on 33 acres with the ability to accommodate the very necessary need in the type of facility proposed in this Application.
- The Application has been reviewed with the Board's Professionals.
- The Application is subject to Mr. Roe's approval of the modifications from a fire safety aspect.
- In addition to the inherently beneficial use on the property, the Applicant is also providing offsite benefits of sewer and a waterline with 10 fire hydrants to be placed on Ramapo Valley Road at its own expense.

Mr. Whitaker requested that the Board grant the Applicant:

- Preliminary and Final Site Plan approval
- Variance and Waiver approval
- Soil Movement approval

Mr. Rabolli opened the hearing to members of the Public to make a statement – there were none.

A motion to move into Work Session was made by Mr. Kearney, seconded by Mr. Whiteman. All voted in favor.

VII. WORK SESSION

1. DOCKET #1466-19 – HMH CARRIER CLINIC, INC., PHASE II AND III RETREAT AND RECOVERY AT RAMAPO VALLEY 1071 RAMAPO VALLEY ROAD, BLOCK 23, LOT 45

“D’ Use Variance and Preliminary and Final Site Plan Application with additions and improvements to utilize the site and existing structures for a Behavioral Health, Substance Abuse, Detoxification and Residential Rehabilitation Center, continued from December 16, 2020.

Mr. Jackson commented that the Application was well presented, questions were answered thoroughly by the experts. The structure and layout of the building is good. The presentation was very positive. Mr. Jackson also commented that the Historic Preservation Committee was very pleased that the look of the Carriage House is being preserved.

Mr. Kearney agreed that the presentation and content were very well done. It is a hospital, it is for the better good. It could have been something else; it is not 10 houses. Use of the site with modifications and careful consideration and accommodations of certain limitations were very well thought out. As long as they meet the requirements of the Township’s Engineers and Planners, Mr. Kearny is very supportive of the advancement of the Application.

Mr. Calijone commented that the Traffic Study was well received and professionally done.

Mr. Cannava commented that there is hesitation by the neighbors, but he thinks they will be pleasantly surprised with the amount of detail that was put into the aesthetics, how they will keep with the character of the area. It is an overall win, not only for Mahwah, but considering what could have been presented. A really nice job overall.

Mr. Whiteman commented that he is happy to see the utilities extended.

Mr. Rabolli stated that he adopts the position of the Planner. The SICA test was applied, the balancing was done and the conclusion was that the positive criteria outweigh the

negative criteria and the Application should be approved. The Township's Planner was in agreement with the Applicant's Planner. As such, the Board's expert Planner is on board with the Application given that the two Planners are in agreement. Mr. Rabolli stated that he finds the testimony to be believable and credible, not extreme.

Mr. Kearney stated that for ingress/regress, the developer do reclamation that when roads are removed and walls rebuilt that it be taken into consideration as part of the approval processes. Mr. Parker gave a thumbs up.

A motion to approve was made by Mr. Calijone, seconded by Mr. Jackson. A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. Cannava, Mr. Jackson, Mr. Kearney, Mr. Rabolli and Mr. Whiteman.

2. OLD BUSINESS

(a) Docket #1481-20 – Gary Roscoe 116 East Crescent Avenue, Block 120, Lot 53

Application for "C" Variances for rear and side-yard setbacks, exceeding size of an accessory structure to construct an addition to an existing detached garage, continued from December 2, 2020 – **APPLICATION STATUS UPDATE ONLY.**

Mr. Howard Ridkes, General Contractor, 107 Highland Place, Ridgefield Park, NJ representing the Applicant and still under Oath, stated that the size of the structure is being reduced to 850 square feet to still accomplish the plan.

The plans had not yet been presented to the Members of the Board. A discussion took place with comments that the reduced plan sounds positive, although no hardship is shown, the new plan is now under 1,000 square feet. There is nothing unique about the lot. The Applicant is not considering any other options. The issues are still the size and height.

Mr. Rabolli stated that the Application is carried to February 17, 2021 to allow the Applicant time to address the issues and provide the plans within ten days of the meeting. No further Notice is required.

A motion to move out of Work Session, which followed Old Business, and adjourn, was made by Mr. Kearney, seconded by Mr. Whiteman. All voted in favor.

The meeting adjourned at 10:06 p.m.

Township of Mahwah
Board of Adjustment Meeting Minutes
January 13, 2021

These minutes were prepared by Sylvia Gerou, Zoning Board Recording Secretary. The minutes were provided to the Board of Adjustment on February 26, 2021 for approval at the Regular Meeting to be held on March 3, 2021.