

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, JUNE 28, 2021 AT 7:30 P.M.**

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

The combined public/work session meeting of the Planning Board of the Township of Mahwah held via Remote Zoom Conference was called to order at 7:30 p.m. by Mr. Crean. The Opening Statement was read according to the Sunshine Law followed by the flag salute and a reminder that Planning Board meetings are being videotaped and broadcast live. It was noted that adequate notice of the meeting was provided specifying that this meeting would be held remotely and that electronic notice of both general access instructions and specific meeting invitations were posted to the Township Website.

These minutes are a synopsis of the meeting. A verbatim audio recording is on file at the Planning Board Office, 475 Corporate Drive, Mahwah, NJ. Copies may be purchased for a fee.

II. Roll Call:

The following individuals were present:

Mayor Wysocki
Mr. Crean
Mr. Donigian at 7:33 p.m.
Mr. Ervin
Ms. Galow
Mr. Goldstein
Ms. Jankowski
Mr. Lo Iacono
Mr. Olear
Mr. Pallotta

Professionals: Peter J. Scandariato, Esq., Michael Kelly, P.E., Debbie Alaimo Lawlor, P.P.,
Nicholas Dickerson, PP, AICP, CFM, Geraldine Entrup, A.O.

The following individuals were absent:
Mr. Grewal

III. APPROVAL OF BILLS:

Colliers Engineering & Design	4/26/21	Meeting Attendance	\$200.00
Colliers Engineering & Design	5/10/21	Meeting Attendance	\$200.00
Colliers Engineering & Design	5/24/21	Meeting Attendance	\$200.00

Peter Scandariato	5/10/21	Meeting Attendance	\$250.00
Peter Scandariato	5/24/21	Meeting Attendance	\$250.00

A motion to approve the above bills was made by Mr. Lo Iacono and seconded by Mr. Donigian. A roll call of members present revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Goldstein, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta and Ms. Jankowski.

IV. APPROVAL OF MINUTES:

1. May 24, 2021

A motion to approve the above minutes was made by Mr. Donigian and seconded by Ms. Galow. A roll call of members present revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Goldstein, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta and Ms. Galow.

2. June 14, 2021

A motion to approve the above minutes was made by Mr. Ervin and seconded by Mr. Donigian. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Olear, Mr. Pallotta and Ms. Jankowski.

V. RESOLUTIONS FOR MEMORIALIZATION:

1. Docket #625 – Brew Land LLC

219 Ramapo Valley Road, Block 132, Lot 3.01
Amended Site Plan, Installation of Outdoor Pavilion

A motion to adopt the above resolution was made by Mr. Donigian and seconded by Mr. Ervin. A roll call of members present revealed 5 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Pallotta, and Ms. Jankowski.

VI. OPEN TO THE PUBLIC – 15 MINUTES:

A motion to open the meeting to the public was made by Mr. Donigian and seconded by Mr. Pallotta. All voted in favor.

Mr. John Fesen of 20 Falcon Court explained that he observed the construction of building structures at the Bergen County Law & Public Safety property and asked if the County had presented the plans for the construction. There was discussion that the County had been before the Planning Board presenting a courtesy review of the proposed renovations and new building construction.

A motion to close the meeting to the public was made by Mr. Lo Iacono and seconded by Mr. Donigian. All voted in favor.

VII. PUBLIC HEARINGS:

1. Docket #621 – Fyke Brook Estates, LLC

1 Fyke Road, Block 21, Lots 21, 22, 23

Preliminary and Final Site Plan Application, Soil Movement Permit Application, Movement of Soil Exceeds 1,000 cubic yards, to demolish all existing structures on the property and to construct a 40-unit residential development

Mr. Crean read correspondence into the record from the Applicant's attorney Mr. Bruce Whitaker, dated June 15, 2021, requesting the adjournment of the Public Hearing for this application to the July 12, 2021 Planning Board Meeting.

VIII. WORK SESSION:

A) NEW BUSINESS:

1. Review Town Council Resolution #230-21 – “Authorizing and Directing the Township Planning Board to conduct a Preliminary Investigation to determine whether the proposed study areas can be designated as “Areas in Need of Redevelopment” Pursuant to N.J.S.A. 40A:12A-1 ET SEQ.” The study area is designated as Block 26, Lot 2 and Block 183, Lot 1 (including Block 26, Lots 10, 11)

Ms. Lawlor provided an overview of what the investigation would entail and reviewed the proposal dated June 23, 2021, prepared by Colliers Engineering and Design. There was discussion regarding the need for the investigation and that it could take approximately two months to complete.

A motion to approve a contract with Colliers Engineering and Design to conduct the Preliminary Investigation was made by Mr. Donigian and seconded by Mr. Goldstein. A roll call of members present revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Goldstein, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta and Ms. Jankowski.

2. Review of Proposed Ordinance No. 1939 – An Ordinance of the Township of Mahwah, Amending Chapter XXIV “ZONING” of the Township Code to Prohibit the Operation of Any Class of Cannabis Business within the Township of Mahwah.

Ms. Lawlor provided an overview of the need for the Ordinance. There was discussion regarding the deadline to “Opt-Out” and that subsequent Ordinances created by the Town Council would define how the Township wished to move forward in matters regarding Cannabis Businesses. Ms. Galow stated that a special meeting had been held by the Council on June 9, 2021 and that anyone wishing to learn more could review the video recording available on the Township website.

A motion finding Ordinance No. 1939 consistent with the Master Plan was made by Mr. Lo Iacono and seconded by Mr. Olear. A roll call of members present revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Goldstein, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Ms. Jankowski and Ms. Galow. Mr. Donigian abstained.

B) OLD BUSINESS:

C) COMMITTEE REPORTS:

1. Mr. Donigian reported that he was still looking forward to hearing from the Ramsey Planning Board to schedule a meeting.

IX. ADJOURNMENT:

A motion to adjourn the meeting at 8:08 p.m. was made by Mr. Donigian and seconded by Mr. Olear. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on July 9, 2021 for approval at the Regular Meeting to be held on July 12, 2021.