

9.22.21 CC: Mr. P. Scandariato, Esq.  
Mr. M. Kelly, PE  
Mr. N. Dickerson, PP  
Mr. B. Whitaker, Esq.

TOWNSHIP OF MAHWAH  
PLANNING BOARD  
APPLICATION REVIEW REPORT

TO: ZONING OFFICER	_____	DEPT. OF PUBLIC WORKS	_____
FIRE PREVENTION	_____	CONSTRUCTION OFFICIAL	_____
CHIEF OF POLICE	<input checked="" type="checkbox"/>	* ENVIRONMENTAL COMM.	_____
BOARD OF HEALTH	_____	* HISTORIC PRESERVATION	_____
TOWNSHIP ENGINEER	_____	TOWNSHIP PLANNER	_____

CC: BOARD ATTORNEY \_\_\_\_\_

\* Advisory Boards

FROM: Geraldine Entrup  
ADMINISTRATIVE OFFICER, PLANNING BOARD



DATE: September 22, 2021 DOCKET #: 620

APPLICATION NAME: RUSSO ACQUISITIONS, LLC  
APPLICATION TYPE: Preliminary and Final Site Plan & Soil Movement Permit Application

BLOCK(S) 135.01 LOT(S) 65

ADDRESS: 1000 Macarthur Boulevard

DATE OF PLAN(S): See the attached Submission Summary Sheet with the most recent submissions highlighted.

PLANNING BOARD MEETING DATE: September 27, 2021

PLEASE CHECK THE APPROPRIATE BOX AND RETURN TO THE PLANNING AND ZONING OFFICE BY: As soon as possible.

*DKI # 620*

- REVIEW ACCEPTED - NO COMMENTS
- REVIEW ACCEPTED - WITH COMMENTS - STATED BELOW
- REVIEW REJECTED - REASON(S) STATED BELOW



Please see attached memo from Chief Jaffe and supplemental analysis report from Lt. Cherven of loading docks

SIGNED Steph Jaffe DATE 9/22/21

PLEASE RETURN ENTIRE PACKET INDICATING:  
\*\*\*COMPLETE PACKET RETURNED YES  NO  
\*\*\*IF PARTIAL PACKET RETURNED, PLEASE LIST THE PLAN, DOCUMENT OR PAGE REMOVED Sheet C-301 T-01 and traffic study



# MAHWAH POLICE DEPARTMENT

221 FRANKLIN TURNPIKE, MAHWAH, NEW JERSEY 07430  
STEPHEN JAFFE, CHIEF OF POLICE



OFFICE

PH: 201-831-2015

FX: 201-831-2069

SJAFFE@MAHWAHPD.ORG


DISPATCH CENTER

PH: 201-529-1000

FX: 201-529-0240

September 22, 2021

To: Mahwah Township Planning Board

From: Chief Stephen Jaffe 

Re: Docket# 620 Russo Acquisitions LLC- 1000 Macarthur Blvd.  
Application review report- MPD

As I have stipulated my rejection on the Planning Board review sheet dated September 22, 2021 with the most recent revision to Summary Sheet and overall layout plan Sheet# C-301 and T-01, my comments are the following:

Why have the recent revised drawings submitted eliminated showing Grandview Terrace from the either layout for planning board utilization unlike the previous submissions. They are not accurate and misleading in context for discussion and review to include display purposes for the public. I have significant public safety and quality of life concerns with the excessive truck traffic anticipated as ingress/egress located as I have stipulated previously and particularly with the size of the projected structure and loading dock bays. It should be noted that the current structure and location has NEVER had a loading dock or commercial truck traffic in or out of this site for reference.

The police department has prepared a document for comparison to the number of loading locks on Macarthur Boulevard and Corporate Dr. which is similar zoning to compare the scope of Loading docks within this project is beyond excessive to comparable locations along the corridor. As a point of reference, the majority of businesses locations noted within the prepared loading dock analysis document are not located as in precarious proximity road curvature, elevation, residential and retail outlets/roadways and most importantly school pedestrian and recreational pedestrian traffic as with this location.

In reviewing C-301 layout Revision 1(9/16/21) under parking requirement Loading Code 22-6.3 it states **permitted (7) loading docks** and 32 are proposed. This in an excessive request beyond current acceptable zoning and creating increased traffic and public safety concerns.

Although there is an alternate ingress location slightly shifted south of Grandview Lane as staked out and still viewed as problematic and NOT acceptable from our perspective with current loading dock bays proposed beyond and related volume of traffic. The addition/improvement of a more defined acceleration lane in current plan for egress onto Macarthur is an acceptable improvement.

Our concerns have been detailed further in our initial report as well as my comments in two informal meetings with Russo Associates stakeholders as well as my formal comments at the previous planning board meeting.



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To: Stephen Jaffe  
Chief of Police

From: Scott Cherven  
Lieutenant Traffic Supervisor

Date: September 21, 2021

Re: 1000 MacArthur Boulevard

Chief Jaffe,

As per your request, I made the following observations in regards to Loading Dock Truck Bays.

	ADDRESS	NAME	LOADING DOCKS
1.	1595 MacArthur Blvd.	Dimensional Worldwide	10
2.	1495 MacArthur Blvd.	STELRON/FORTHMAN	4
3.	1111 MacArthur Blvd.	Innovation Labs (Seiko)	4
4.	997 MacArthur Blvd.	Paulist Press	0
5.	777/933 MacArthur Blvd.	Volvo/Ascena	2
6.	555 MacArthur Blvd.	Amazon	9
7.	800 MacArthur Blvd.	Mindray	5
8.	960 MacArthur Blvd.	Dial America	4
9.	1200 MacArthur Blvd.	Glass building	1



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ADDRESS	NAME	LOADING DOCKS
10. 1300 MacArthur Blvd.	Liberty	5
11. 575 Corporate Dr.	Glatt/Ridgewood Movers	19
12. 900 Corporate Dr.	RAD	2
13. 750 Corporate Dr.	Glenmark	5
14. 800 Corporate Dr.	Nobel Biocare	8
15. 500 Corporate Dr.	Digital Lizard	3
16. 400 Corporate Dr.	Globe	15
17. 300 Corporate Dr.	Several businesses combo	8
18. 200 Corporate Dr.	Digital Lizard/Fresh Line	9
19. 100 Corporate Dr.	D+M Group	6

It should be noted that Frost King (38 Loading Dock Truck Bays) is located as a 420 Route 17 South address and has direct highway access as well as right from the Macarthur Blvd just away from Rt. 17 Ramps. Stryker is located at 325 Corporate Drive but only allows deliveries from he Route 17 South entrance/exit. Amazon has 3 additional bays that are not designed for tractor trailers but instead used to cart merchandise out of the building to the delivery vans.