

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT**

MINUTES

FEBRUARY 5, 2020

The combined public/work session meeting of the Board of Adjustment held at the Municipal Building, 475 Corporate Drive, Mahwah, NJ beginning at 7:34 pm was called to order by Mr. Whiteman, with the reading of the opening statement followed by the flag salute and a reminder that Board of Adjustment meetings are being videotaped and broadcast live.

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

PRESENT: Mr. Jackson Mr. Straffin
Mr. Montroy Mr. Whiteman

ABSENT: Mr. Calijone Mr. Kearney
Mr. Cannava Mr. Rabolli
Mr. DeSilva

ATTORNEY: Mr. Ben R. Cascio, Esq.

I. APPROVAL OF BILLS:

1/15/20 & 1/22/20	\$500.00	Ben Cascio, Esq. – Attendance Two meetings
12/16/19 – 12/17/19	\$82.50	Docket #1413-16 Sean Royle Litigation

II. APPROVAL OF MINUTES:

None to Present.

III. MEMORIALIZING RESOLUTIONS:

**1. DOCKET #1468-19 – ARMINE ARUSTAMYAN
15, 17 & 19 MOUNTAIN AVENUE, BLOCK 47, LOTS 28.01, 28.02 & 28.03**

Resolution of Approval for an Application for “C” Variances to permit the construction of retaining walls that are greater than 6 feet in height and encroach in the side and rear yard setbacks across lot lines in connection with the future development of each lot for a single-family dwelling.

Mr. Cascio read from Page 5 of the Resolution.

A motion to approve, with conditions, was made by Mr. Straffin, seconded by Mr. Jackson. A roll call vote revealed 3 aye votes by Mr. Jackson, Mr. Straffin, and Mr. Whiteman.

**2. DOCKET #1470-19 – JON FADDIS & LAURELYN DOUGLAS
195 STAG HILL ROAD, BLOCK 13, LOTS 4 & 5**

Resolution of Approval for an Application for “C” Variances/waivers to construct a single-family home and related improvements; construction on a lot that does not have frontage upon an improved or approved street; construction on a roadway that is not improved or approved; construction on an existing undersized lot; Minimum Lot Depth; Minimum Rear-Yard Setback; Maximum Land Disturbance; Submission of Environmental Impact Statement; and Soil Movement Permit Application for movement over 1,000 cubic yards with a waiver to create slopes up to approximately 1V:3H.

Mr. Cascio read from Page 6 of the Resolution.

A motion to approve was made by Mr. Montroy, seconded by Mr. Jackson. A roll call vote revealed 4 aye votes by Mr. Jackson, Mr. Montroy, Mr. Straffin, and Mr. Whiteman.

**3. DOCKET #1471-19 – ANTHONY D’ATRIA
142 ARTHUR COURT, BLOCK 70, LOT 49.01**

Resolution of Approval for an Application for a “C” Variance to construct and install an in-ground pool in a front yard on a corner lot.

Mr. Cascio read from Page 4 of the Resolution.

A motion to approve was made by Mr. Straffin, seconded by Mr. Jackson. A roll call vote revealed 3 aye votes by Mr. Jackson, Mr. Straffin, and Mr. Whiteman.

IV. OPEN TO THE PUBLIC:

Mr. Rabolli opened the meeting to the Public for general questions or statements. None were received as there were no members of the Public present.

V. PUBLIC HEARING(S):

None to present.

A motion to move into Work Session was made by Mr. Montroy, seconded by Mr. Jackson.

VI. WORK SESSION

1. 2019 BOARD OF ADJUSTMENT ANNUAL REPORT

A brief discussion took place regarding suggestions for the Annual Report, i.e., Environmental Impact Study, attention paid to the Annual Report by the Governing Body, an AdHoc Committee, accessibility to Boards, fees, a Hardship Fund, etc. The decision was made to place the Annual Report on the next Agenda (February 19, 2020) to be discussed when all or most Board Members are present.

A motion to go out of Work Session and adjourn was made by Mr. Montroy, seconded by Mr. Straffin. All voted in favor.

The meeting adjourned at 8:03 p.m.

These minutes were prepared by Sylvia Gerou, Zoning Board Recording Secretary. The minutes were provided to the Board of Adjustment on February 14, 2020 for approval at the Regular Meeting to be held on February 19, 2020.