

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MAY 4, 2020 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 7:32 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.

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:

Mr. Crean
Mr. Donigian
Mr. Ervin
Ms. Galow
Mr. Grewal
Ms. Jankowski
Mr. Lo Iacono
Mr. Olear
Mr. Pallotta
Mr. Van Duren

Professionals: Peter J. Scandariato, Esq., Michael Kelly, P.E., Debbie Alaimo Lawlor, P.P.

The following individual was absent:

Mayor Roth

III. APPROVAL OF BILLS: None to Present

IV. APPROVAL OF MINUTES: None to Present

V. RESOLUTIONS FOR MEMORIALIZATION:

**1) Docket #544FM SD - Anthony Fasciano, et al. Monroe Drive, Block 149, Lot 20
Final Major Subdivision Approval, Resolution of Approval**

A motion to adopt the resolution was made by Mr. Donigian and seconded by Mr. Lo Iacono. A roll call of members present revealed 10 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin,

Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Mr. Van Duren, Ms. Jankowski and Ms. Galow.

2) Review of Proposed Ordinance #1897 – “An Ordinance of the Township of Mahwah, Amending and Supplementing Chapter XXIV “Zoning” of the Land Development Code to establish Bulk Standards for the Multi-Family 1 and 2 Housing Districts. Resolution of Approval

A motion to adopt the resolution was made by Mr. Donigian and seconded by Mr. Van Duren. A roll call of members present revealed 10 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Mr. Van Duren, Ms. Jankowski and Ms. Galow.

3) Review of Proposed Ordinance #1900 – “An Ordinance of the Township of Mahwah, Amending and Supplementing Chapter XXIV “Zoning” of the Land Development Code to establish a new MUD-2 Mixed-Use Development Zone and to set forth the standards and criteria applicable thereto.” Resolution of Approval

A motion to adopt the resolution was made by Mr. Lo Iacono and seconded by Mr. Donigian. A roll call of members present revealed 9 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Mr. Van Duren and Ms. Jankowski.

4) Review of Proposed Ordinance #1904 – “An Ordinance Amending Ordinance No. 1868 and Chapter 24 of the code of the Township of Mahwah, regarding the standards and criteria applicable to the Mixed Use Development 1 Overlay (MUD1) District.” Resolution of Approval

A motion to adopt the resolution was made by Mr. Olear and seconded by Mr. Donigian. A roll call of members present revealed 9 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Mr. Van Duren and Ms. Galow.

VI. OPEN TO THE PUBLIC – 15 MINUTES:

A motion to open the meeting to the public was made by Mr. Ervin and seconded by Ms. Galow. All voted in favor.

No one wishing to be heard, a motion to close the meeting to the public was made by Mr. Van Duren and seconded by Mr. Ervin. All voted in favor.

VII. PUBLIC HEARINGS:

**1. E-BD-216-3225 – Great Hall Development, LLC (Carried From April 20, 2020)
30 Great Hall Road, Block 23.03, Lot 9**

Soil Movement Permit Application for the Construction of a single family home, Movement of Soil exceeds 1,000 cubic yards.

Mr. Crean stated that the Soil Movement Permit Application for E-BD-216-3225 – Great Hall Development, LLC was dismissed without prejudice due to difficulties resulting from the covid pandemic.

A motion to dismiss application E-BD-216-3225 without prejudice was made by Mr. Olear and seconded by Mr. Lo Iacono. A roll call of members present revealed 10 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Mr. Van Duren, Ms. Jankowski and Ms. Galow.

VIII. WORK SESSION:

- A) NEW BUSINESS: None
- B) OLD BUSINESS: There was discussion about hearings and litigation regarding the Crossroads. Mr. Scandariato indicated that he would keep the Board advised.
- C) COMMITTEE REPORTS: None

IX. ADJOURNMENT:

A motion to adjourn the meeting at 7:46 p.m. was made by Ms. Galow and seconded by Mr. Pallotta. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on September 9, 2020 for approval at the Regular Meeting to be held September 14, 2020.