

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR /WORK SESSION MEETING MINUTES  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, JULY 27, 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 at 7:36 p.m.  
Ms. Galow  
Mr. Grewal  
Ms. Jankowski  
Mr. Lo Iacono  
Mr. Olear  
Mr. Van Duren

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

The following individuals were absent:

Mayor Roth  
Mr. Pallotta

**III. APPROVAL OF BILLS:**

Peter Scandariato	5/04/2020	Meeting Attendance	\$ 250.00
Peter Scandariato	6/08/2020	Meeting Attendance	\$ 250.00
Peter Scandariato	6/22/2020	Meeting Attendance	\$ 250.00
Maser Consulting	6/22/2020	Meeting Attendance	\$ 200.00
Phillips Nizer	May 2020	General & Litigation	\$2,194.50

A motion to approve the above bills was made by Mr. Donigian and seconded by Mr. Van Duren. 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. Van Duren, Ms. Jankowski and Ms. Galow.

**IV. APPROVAL OF MINUTES:** None to Present

**V. RESOLUTIONS FOR MEMORIALIZATION:** None to Present

**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. Grewal. All voted in favor.

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

**VII. PUBLIC HEARINGS:** None to Present

**VIII. WORK SESSION:**

A) NEW BUSINESS:

1. Review of Proposed Ordinance #1912 – “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.”

Ms. Lawlor provided an overview of the Ordinance and what had been changed since it was introduced as Ordinance #1900. Ms. Lawlor explained that the modifications bring the Ordinance into consistency with the Affordable Housing negotiations and the Township Master Plan.

Mr. Kelly added that the Ordinance is consistent with the Wellhead Protection Ordinance as well.

Mr. Scandariato agreed that the Council had provided the changes that the Planning Board requested and that it is consistent in all regards. There was additional conversation regarding the repealer clause. Mr. Scandariato explained that this might be to override any bulk standards required.

A motion finding the Ordinance Consistent with the Master Plan was made by Ms. Galow and seconded by Mr. Lo Iacono. 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. Van Duren, Ms. Jankowski and Ms. Galow.

B) OLD BUSINESS:

1. Ms. Galow asked if there would be a way for members of the Public to participate in person for the Public Hearing on the Area in Need of Redevelopment scheduled for September 14, 2020. Mr. Crean explained that all efforts were made to try and hold the meeting in the Courtroom but that it could not be done following the guidelines that have been set. Mr. Crean also explained that Members of the Public would have many ways to participate in the Public Hearing in the Zoom environment.

C) COMMITTEE REPORTS: None

**IX. ADJOURNMENT:**

A motion to adjourn the meeting at 7:55 p.m. was made by Mr. Donigian and seconded by Mr. Van Duren. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on October 7, 2020 for approval at the Regular Meeting to be held October 12, 2020.