

**TOWNSHIP OF MAHWAH  
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
WEDNESDAY, MAY 3, 2023 AT 7:30 PM  
AGENDA**

- I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL, FLAG SALUTE
- II. APPROVAL OF BILLS:  
  
Ben Cascio, Esq            April 5 & 19, 2023            Meeting Attendance            \$500.00
- III. APPROVAL OF MINUTES: September 15, 2021 and April 19, 2023
- IV. RESOLUTION FOR MEMORIALIZATION: None to Present
- V. OPEN TO THE PUBLIC: 15 MINUTES
- VI. PUBLIC HEARINGS:
  - 1) **Docket #1541-23 – Reserve at Mahwah/341 Landcorp**  
9 Adams Court, Block 178, Lot 24.03  
Application for “C” variance for front step encroachment into the front yard setback.
  - 2) **Docket #1539-23 – Stephen Thomas**  
56 Harvin Place, Block 165, Lot 19  
Application for “C” variance to build a wraparound porch and install an HVAC and generator pad within a front yard setback.
  - 3) **Docket #1478-20 – Monarch Communities, LLC (Adjourned from March 15, 2023)**  
East Ramapo Ave/Franklin Tpke/King St/Siding Pl, Block 82, Lots 1, 3-17, 26 & 29-30  
Application for “C” and “D” Variances to construct a multi-level senior housing facility with retail space, parking garage and other site improvements including off-street parking and circulation, loading area, sidewalks, retaining walls, signage, landscaping and lighting, **being adjourned to June 21, 2023.**
- VII. WORK SESSION:
  1. NEW BUSINESS:
  2. OLD BUSINESS:
  3. ITEMS FOR DISCUSSION:
- VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

*Please check the Township website at [www.mahwahtwp.org](http://www.mahwahtwp.org) 24 hours in advance for changes*