

MEETING TO BE HELD IN PERSON
(Backup Zoom Info at end of Agenda)

TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, JUNE 1, 2022 AT 7:30 PM
AGENDA

I. CHAIRMAN'S OPENING STATEMENT, ROLL CALL, FLAG SALUTE

II. APPROVAL OF BILLS:

Ben Cascio, Esq. May 4 and 18, 2022 Meeting Attendance \$500.00

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTIONS FOR MEMORIALIZATION: None to Present

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

1) Docket #1478-20 – Monarch Communities, LLC – Adjourned to July 20, 2022

East Ramapo Avenue/Franklin Turnpike/King Street/Siding Place, Block 82,
Lots 1, 3-30

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 areas sidewalks, retaining walls, signage, landscaping and lighting.

2) Docket #1503-21 – Pony Powers Therapy, Inc., Adjourned to August 17, 2022

1158 Ramapo Valley Road, Block 25, Lot 17

Application for a "D" Variance for use of the loft in an existing barn.

3) Docket #1508-22 – Jeffrey Buchak

73 Masonicus Road, Block 123, Lot 7

Application for "C" Variance to construct a 25'x 40' detached garage as a second accessory structure, continued from May 4, 2022.

4) Docket #1516-22 – Michael and Jill DeSocio

1 West Road, Block 158, Lot 1

Application for a "C" Variance to place a six foot fence in a front yard.

5) Docket #1506-22 – Mihaly and Agnes Szanka

73 West Airmount Road, Block 61, Lot 49

Application for “C” Variances for the installation of an above-ground pool which exceeds the minimum side yard setbacks, lot and improved lot coverages, adjourned from April 6, 2022.

6) Docket #1484-20 - Pike Enterprises, LLC

149 Franklin Turnpike, Block 70.02, Lot 121

Preliminary and Final Site Plan Application for Conditional Use and “C” Variances to demolish the existing service station and construct a new service station with a canopy, a Dunkin Donuts with drive-through, signage and parking lot, drainage, lighting and landscaping improvements and Soil Movement Permit Application, continued from May 18, 2022.

VII. WORK SESSION:

- 1) NEW BUSINESS:
- 2) OLD BUSINESS:
- 3) ITEMS FOR DISCUSSION: **2021 Annual Report**

VIII. ADJOURNMENT:

ZOOM INFORMATION

You are invited to a Zoom webinar.

When: Jun 1, 2022 07:30 PM Eastern Time (US and Canada)

Topic: Township of Mahwah Board of Adjustment

Please click the link below to join the webinar:

<https://zoom.us/j/91550491104>

Or One tap mobile :

US: +19292056099,,91550491104# or +13017158592,,91550491104#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 915 5049 1104

International numbers available: <https://zoom.us/j/91550491104>

The materials, plans, and submissions in regard to an application are available for public inspection online at the Township's website <https://www.mahwahtwp.org/>. Scroll down to the Township Calendar > Click on the Link for the Meeting > Click/Select "More Details". Application materials submitted for that Meeting's Agenda will be listed along with the Remote Meeting Access Instructions. If an application is carried for more than one meeting, the submitted materials for each meeting will be found on the Township Calendar for that meeting date. The meeting description on the calendar will note if a prior meeting has been held on an application.

If needed, Members of the Public may contact the Board Secretary at (201) 529-5757, Extension 242 to arrange for other ways to review meeting materials.

THIS AGENDA IS SUBJECT TO CHANGE