

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, AUGUST 17, 2022 AT 7:30 PM**

MEETING AGENDA

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

II. APPROVAL OF BILLS:

Ben Cascio, Esq.	July 6 & 20, 2022	Meeting Attendance	\$500.00
Ben Cascio, Esq.	July 15, 2022	2021 Annual Report	\$247.50
Ben Cascio, Esq.	July 20, 2022	General/Miscellaneous	\$82.50
Ben Cascio, Esq.	July 19, 2022	General/Miscellaneous	\$41.25
Ronald Mondello, Esq.	March, May, June, July, August 2022	Mahwah Business Park Litigation and Related Expenses	\$9,136.07

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTIONS FOR MEMORIALIZATION:

- 1) **Docket #1484-20 - Pike Enterprises, LLC - Carried from August 3, 2022 ****
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, Resolution of Approval.
- 2) **Docket #1516-22 – Michael and Jill DeSocio - Amendment to Resolution
Modifying the fence location to be less intrusive.**
1 West Road, Block 158, Lot 1
Application for a “C” Variance to place a 6’ fence in a front yard on a corner
lot where 4’ is permitted, Resolution of Approval.
- 3) **Docket #1517-22 – Jodi and Marc Rabinowitz**
15 Arbor Lane, Block 126, Lot 129.03
Application for a “C” Variance to construct an inground pool in a front yard,
Resolution of Approval.
- 4) **Docket 1518-22 – Michael and Aida Bergbauer**
127 Lakeview Drive, Block 9, Lots 18 & 19
Application for a “C” Variance to construct a garage addition to an existing home
on a nonconforming lot and not meeting the minimum lot area, minimum lot
width, minimum side yard and minimum combined side yard requirements,
Resolution of Approval.

- 5) **Docket #1515-22 – Unaiza Chaudhry**
48 Pulis Avenue, Block 164, Lot 24
Application for a “C” Variance for exceeding the existing minimum required lot width to construct a single-family home including a Soil Movement Permit Application, Resolution of Approval.
- 6) **Docket #1505-21 – Alexander Myers**
81 Lakeview Drive, Block 2, Lots 55 & 56
Application for “C” Variances to construct a new single-family home that will exceed maximum lot coverage, not meet the minimum front yard, minimum side yard and minimum combined side yard setbacks, Resolution of Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

- 1) **Docket #1478-20 – Monarch Communities, LLC – Adjourned to August 17, 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 on June 1, 2022**
1158 Ramapo Valley Road, Block 25, Lot 1
Application for a “D” Variance for use of the loft in an existing barn, **application withdrawn on July 19, 2022.**
- 3) **Docket #1520-22 – Lucy He**
4 Mountain Avenue, Block 47, Lot 11
Application for a second-story addition to a dwelling that has an existing variance condition for minimum side-yard setback (both).
- 4) **Docket #1522-22 – Agostino and Natale Ippolito**
2 Adams Court, Block 177, Lot 13.05
Application for a “C” Variance to erect a 6’ fence in a front yard on a corner lot where 4’ is permitted.

VII. WORK SESSION:

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

VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

Please check the Township website at www.mahwahtwp.org 24 hours in advance for changes