

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR/WORK SESSION MEETING AGENDA  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, OCTOBER 9, 2023 AT 7:30 PM**

**MEETING AGENDA**

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL

II. APPROVAL OF BILLS:

Collier’s Engineering & Design	8/14/23	Meeting Attendance	\$200.00
Collier’s Engineering & Design	9/11/23	Meeting Attendance	\$200.00
Mark D. Madaio, Esq	9/11/23	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	9/2023	General and Litigation	\$82.50

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTION FOR MEMORIALIZATION:

1. **Docket 1484-20 - Pike Enterprises LLC (Owner); Betts Environmental & Alternative Fuels (Applicant)**  
149 Franklin Turnpike, Block 70.02, Lot 121  
Trailer Application does not meet required setbacks, Resolution of Approval.
2. **Docket 646SD – TNYS Developers LLC**  
15 Mountain Avenue, Block 47, Lot 28.01  
Minor Subdivision Application which includes the proposed construction of a single-family home with a C variance for a rear-yard setback and several subdivision waivers, including a waiver for Soil Movement slopes. Resolution of Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARING(S):

1. **Docket #645 – Crossroads Developers Associates LLC and Garden Crossroads LLC dba Crossroads Logistics Center (Carried from Sept. 11, 2023)**  
1 International Boulevard, Block 26, Lot 2 and Block 183, Lot 1 (including Block 26, Lots 10 and 11),  
Preliminary and Final Site Plan and Soil Movement Permit Applications for the Phased Development of warehouse buildings, with Phase I, consisting of Building A at 671,072 square feet and Phase II, consisting of Building B at 1,015,752 square feet.

VII. WORK SESSION:

- A) NEW BUSINESS:
  1. Review of Tentative 2024 Planning Board Meeting Dates.
- B) OLD BUSINESS: None to Present
- C) COMMITTEE REPORTS:

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.*