

**TOWNSHIP OF MAHWAH**  
**BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING**  
**MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.**  
**WEDNESDAY, JULY 20, 2022 AT 7:30 PM**

**MEETING AGENDA**

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

II. APPROVAL OF BILLS:

Ben Cascio, Esq.	June 2022	General/Miscellaneous	\$577.50
Ben Cascio, Esq.	June 1 & 15, 2022	Meeting Attendance	\$500.00

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTIONS FOR MEMORIALIZATION:

1) **Docket # 1498-21 - Amberfields 1, LLC c/o Loretta Stadler**

1122 Ramapo Valley Road, Block 25, Lot 18.01

Application for a "D" Use Variance to modify existing buildings to make them more habitable, bring them up to Code and create additional living, Resolution of Approval.

2) **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 that exceeds the minimum side yard setbacks, lot and improved lot coverages, Resolution of Denial.

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, Resolution of Denial.

4) **Docket #1514-22 – John Musinski, AIA**

18 Davidson Court, Block 70.02, Lot 67.10

Application for "C" Variance for a rear yard setback to demolish and construct a new deck, Resolution of Approval.

5) **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, 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 #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.

3) **Docket 1517-22 – Marc and Jodi Rabinowitz**

15 Arbor Lane, Block 126, Lot 129.03

Application for a “C” Variance to construct an inground pool in a front yard.

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 any changes.*