

MEETING TO BE HELD BY WAY OF ZOOM REMOTE VIDEO/AUDIO CONFERENCE

**TOWNSHIP OF MAHWAH AGENDA
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, SEPTEMBER 1, 2021 AT 7:30 PM**

You are invited to a Zoom webinar.

When: Sep 1, 2021 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/96695068340>

Or One tap mobile :

US: +13126266799,,96695068340# or +19292056099,,96695068340#

Or Telephone:

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

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Webinar ID: 966 9506 8340 International numbers available:

<https://zoom.us/j/96695068340>

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

II. APPROVAL OF BILLS:

Ben Cascio, Esq.	Aug 4 & 18, 2021	Meeting Attendance	\$500.00
Colliers Engineering & Design	July 7, & 21, 2021	Meeting Attendance	\$400.00

III. APPROVAL OF MINUTES: June 16, 2021 and July 7, 2021

IV. RESOLUTION FOR MEMORIALIZATION:

1) **Docket #1454-19(2021) Maria Gorczyca**

Mountain Road, Block 2, Lots 2 & 3

Application for "C" Variances to construct a single-family home with Improvements, Resolution of Approval.

2) **Docket #1488-21 – Tyrone Marnotes and Jennifer Schutte**

21 East Crescent Ave., Block 118, Lot 9

Application for a "C" Variance to convert and expand an existing detached garage into a new principal residence, after which the existing residence will be demolished and removed. The new residence to be supported by a detached garage, Resolution of Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

1) Docket #1478-20 Monarch Communities, LLC

East Ramapo Avenue/Franklin Turnpike/King Street/Siding Place
Block 82, Lots 1 and 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 area, sidewalks, retaining, walls signage, landscaping and lighting.

Discussion to determine a Special Meeting Hearing date only.

2) Docket #1494-21 – Junho Ham

16 Avenue A, Block 53, Lot 7

Application for a C” Variance for exceeding lot coverage to widen the existing driveway.

3) Docket #1491-21 Prestige Pre – Owned, LLC

7 Industrial Avenue, Block 110.02, Lot 1

Application for “C” and “D” Variances for demolition of existing building and construction of a new building containing 38,012 sf to be used for storage, preparation, servicing, purchase and sale, on a wholesale basis of motor vehicles to also include the servicing of classic and high end cars, continued from August 4, 2021.

VII. WORK SESSION:

1) NEW BUSINESS:

2) OLD BUSINESS:

3) ITEMS FOR DISCUSSION:

VIII. ADJOURNMENT:

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 of Adjustment Secretary at (201) 529-5757, Extension 242 to arrange for an appointment to review meeting materials.