

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, FEBRUARY 22, 2021 AT 7:30 P.M.**

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

The combined public/work session meeting of the Planning Board of the Township of Mahwah held via Remote Zoom Conference was called to order at 7:30 p.m. by Mr. Crean. The Opening Statement was read according to the Sunshine Law followed by the flag salute and a reminder that Planning Board meetings are being videotaped and broadcast live. It was noted that adequate notice of the meeting was provided specifying that this meeting would be held remotely and that electronic notice of both general access instructions and specific meeting invitations were posted to the Township Website.

These minutes are a synopsis of the meeting. A verbatim audio recording is on file at the Planning Board Office, 475 Corporate Drive, Mahwah, NJ. Copies may be purchased for a fee.

II. Roll Call:

The following individuals were present:

Mayor Wysocki
Mr. Crean
Mr. Donigian
Mr. Ervin
Ms. Galow
Mr. Grewal
Ms. Jankowski
Mr. Lo Iacono
Mr. Olear
Mr. Pallotta

Professionals: Peter J. Scandariato, Esq., Michael Kelly, P.E., Debbie Alaimo Lawlor, P.P.

The following individuals were absent:

Mr. Goldstein

III. APPROVAL OF BILLS:

| | | | |
|-------------------|---------------|----------------------|----------|
| Maser Consulting | 1/11/21 | Meeting Attendance | \$200.00 |
| Maser Consulting | 1/25/21 | Meeting Attendance | \$200.00 |
| Peter Scandariato | 1/11/21 | Meeting Attendance | \$250.00 |
| Peter Scandariato | 1/25/21 | Meeting Attendance | \$250.00 |
| Phillips Nizer | December 2020 | General & Litigation | \$165.00 |
| Phillips Nizer | January 2021 | General & Litigation | \$891.00 |

A motion to approve all of the above bills was made by Mr. Olear and seconded by Mr. Donigian. A roll call of members present revealed 10 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Ms. Jankowski and Ms. Galow.

IV. APPROVAL OF MINUTES:

1. January 25, 2021

A motion to approve the above minutes was made by Mr. Pallotta and seconded by Ms. Galow. A roll call of members present revealed 10 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta, Ms. Jankowski and Ms. Galow.

V. RESOLUTIONS FOR MEMORIALIZATION:

1. Docket #615 – June Stahl

Jefferson Street - Adams Court, Block 178, Lot 1
Minor Subdivision Application, Resolution of Approval.

A motion to adopt the above resolution was made by Mr. Lo Iacono and seconded by Mr. Donigian. A roll call of members present revealed 7 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta and Ms. Galow.

2. E-BD-216-3303 - Mahwah NL Cedars Developer, LLC

12 Arbor Lane, Block 126, Lot 129.05
Soil Movement Permit Application for the Construction of a single family home.
Soil Movement Exceeds 1,000 cubic yards, Floor Elevation deviates by more than one and one-half (1.5) feet from elevations proposed within the approved Subdivision, Resolution of Approval.

A motion to adopt the above resolution was made by Ms. Galow and seconded by Mr. Pallotta. A roll call of members present revealed 7 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta and Ms. Galow.

3. E-BD-216-3316 - Mahwah NL Cedars Developer, LLC

15 Arbor Lane, Block 126, Lot 129.03
Soil Movement Permit Application for the Construction of a single family home.
Soil Movement Exceeds 1,000 cubic yards, Floor Elevation deviates by more than one and one-half (1.5) feet from elevations proposed within the approved Subdivision, Resolution of Approval.

A motion to adopt the above resolution was made by Mr. Lo Iacono and seconded by Mr. Pallotta. A roll call of members present revealed 7 aye votes by Mayor Wysocki, Mr. Crean,

Mr. Donigian, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta and Ms. Galow.

4. E-BD-216-3304 - Mr. Vehmi Mehta

16 Arbor Lane, Block 126, Lot 129.06

Soil Movement Permit Application for the Construction of a single family home.

Soil Movement Exceeds 1,000 cubic yards, Resolution of Approval.

A motion to adopt the above resolution was made by Ms. Galow and seconded by Mr. Pallotta.

A roll call of members present revealed 7 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta and Ms. Galow.

VI. OPEN TO THE PUBLIC – 15 MINUTES:

A motion to open the meeting to the public was made by Mr. Ervin and seconded by Mr. Pallotta. All voted in favor.

No one wishing to be heard, a motion to close the meeting to the public was made by Ms. Jankowski and seconded by Ms. Galow. All voted in favor.

VII. PUBLIC HEARINGS: None to Present

VIII. WORK SESSION:

A) NEW BUSINESS:

1. Docket #580 – Gerdaneu, Inc. (Owner); Resource Control Consultants, LLC (Applicant), 4 Leisure Lane, Block 26, Lot 4 Trailer Application, Request for the Third Extension of Preliminary Approval originally granted March 13, 2017

Mr. Andrew Grier, P.E., of Resource Control Consultants explained that he was speaking on behalf of Hudson Transit Lines (operator) and Gerdaneu, Inc. (owner). Mr. Grier explained that the trailer in question was being used as part of environmental remediation efforts at the site. Mr. Grier stated that the remediation would take more than a year to complete and requested a one-year extension of the Trailer Application.

There was discussion about the progress of the remediation and Mr. Kelly requested that the Applicant provide the Township with a copy of the Site Investigation/Remedial Investigation Report. Mr. Grier stated that he would provide the report.

A motion to adopt the above resolution was made by Mr. Donigian and seconded by Ms. Galow. A roll call of members present revealed 10 aye votes by Mayor Wysocki, Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Pallotta and Ms. Galow.

B) OLD BUSINESS: None

C) COMMITTEE REPORTS: None

Township of Mahwah
Planning Board Minutes
February 22, 2020

IX. ADJOURNMENT:

A motion to adjourn the meeting at 7:50 p.m. was made by Ms. Jankowski and seconded by Mr. Pallotta. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on March 17, 2021 for approval at the Regular Meeting to be held on March 22, 2021.