

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, FEBRUARY 27, 2023, 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 at the Municipal Building, 475 Corporate Drive, Mahwah, NJ was called to order at 7:30 p.m. by the Planning Board Chairman, 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.

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. Ervin
Ms. Galow
Mr. Grewal
Ms. Jankowski
Mr. Olear
Mr. Lo Iacono
Councilman Wong

Professionals: Mark D. Madaio, Esq., Michael J. Kelly, P.E., Nicholas Dickerson, P.P.

The following individuals were absent:

Mr. Goldstein
Mr. Montroy

III. APPROVAL OF BILLS: None to Present

IV. APPROVAL OF MINUTES:

1. January 24, 2022

A motion to approve the above minutes was made by Mr. Lo Iacono and seconded by Ms. Jankowski. A roll call of members revealed 6 aye votes by Mr. Crean, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Ms. Jankowski and Ms. Galow.

2. February 14, 2022

A motion to approve the above minutes was made by Mr. Olear and seconded by Ms. Galow. A roll call of members revealed 7 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear and Ms. Galow.

3. February 13, 2023

A motion to approve the above minutes was made by Ms. Jankowski and seconded by Ms. Galow. A roll call of members revealed 7 aye votes by Mayor Wysocki, Mr. Crean, Mr. Grewal, Mr. Olear, Mr. Wong, Ms. Jankowski, and Ms. Galow.

V. RESOLUTION FOR MEMORIALIZATION:

1. 2023 Land Use Element Amendment and Housing Element & Fair Share Plan Amendment as an Amendment to the Mahwah Township Master Plan.

A motion to adopt the above resolution was made by Mr. Olear and seconded by Ms. Jankowski. A roll call of members present revealed 7 aye votes by Mayor Wysocki, Mr. Crean, Mr. Grewal, Mr. Olear, Mr. Wong, Ms. Jankowski and Ms. Galow.

2. Master Plan Consistency Review of Ordinance 2002 - AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, AMENDING AND SUPPLEMENTING CHAPTER 24, ENTITLED "ZONING", SECTION 24-4.27, ENTITLED "(RESERVED)", OF THE LAND DEVELOPMENT CODE TO ESTABLISH A NEW MULT-FAMILY 1 HOUSING DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO.

A motion to adopt the above resolution was made by Mr. Olear and seconded by Ms. Jankowski. A roll call of members present revealed 5 aye votes by Mayor Wysocki, Mr. Crean, Mr. Olear, Ms. Jankowski 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. Grewal. All voted in favor.

No one wishing to be heard, a motion to close the meeting to the public was made by Mr. Ervin and seconded by Mr. Grewal. All voted in favor.

VII. PUBLIC HEARINGS:

1. Docket 642 – Faddis and Douglas, 195 Stag Hill Rd, Block 13, Lots 4, 5, and 6, Minor Subdivision (Movement of Lot Line).

Mr. Harold P. Cook III, Esq. of Harold P. Cook & Associates stated that he was representing the Applicant in the above Minor Subdivision. Mr. Cook gave a brief overview of and history regarding the property.

Mr. Robert Weissman of Weissman Engineering at 686 Godwin Ave, Midland Park was sworn in and accepted by the Board as an expert witness in the fields of Engineering and Surveying. Mr. Weissman explained that due to an existing error in control points near this property, there was an error in the survey used when the Applicant obtained approvals for Board of Adjustment Docket 1470-19. (Resolution dated February 5, 2020). Mr. Weissman stated that the Applicant was now before the Planning Board for a Minor Subdivision, increasing the size of the property on Lots 4 and 5, so that the new lot line meets the requirements that were previously approved in Docket 1470-19. Mr. Weissman testified that the property was increasing in size as compared to survey used for the prior Board of Adjustment approvals. Mr. Weissman indicated that if approved, the subdivision would be perfected by deed.

In order to place them on the record, Mr. Kelly noted the variances and non-conformities as listed within his report of February 21, 2023.

There was discussion regarding the Land Conservancy as the Contract Purchaser of Lot 6 and that the Land Conservancy owns other land in the area.

In response to Mr. Wong's questioning, Mr. Weissman indicated that the Applicant will be setting monuments, establishing new, corrected control points. Mr. Weissman explained that other properties would not be affected by this error as this was the only home in the area.

A motion to open the meeting to the public was made by Ms. Jankowski and seconded by Mr. Grewal. All voted in favor.

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

A motion to conditionally approve the application was made by Ms. Jankowski and seconded by Mr. Grewal. A roll call of members revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Olear, Mr. Wong, Ms. Jankowski and Ms. Galow.

VIII. WORK SESSION:

- A) NEW BUSINESS: None to Present

- B) OLD BUSINESS: Mr. Madaio explained that he had received various comments regarding the proposed Planning Board Bylaws and that he would incorporate them for further discussion at the March 13, 2023 meeting.
- C) COMMITTEE REPORTS: None

IX. ADJOURNMENT:

A motion to adjourn the meeting at 7:53 p.m. was made by Ms. Jankowski and seconded by Mr. Grewal. 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 8, 2023 for approval at the Regular Meeting to be held March 13, 2023.