

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MARCH 13, 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.

Roll Call:

The following individuals were present:

Mr. Crean
Mr. Ervin
Ms. Jankowski
Mr. Lo Iacono
Mr. Olear

Professionals: Mark D. Madaio, Esq., Michael J. Kelly, P.E., Darlene A. Green, P.P. and Nicholas Dickerson, P.P., Geraldine Entrup, A.O.

The following individuals were absent:

Mayor Wysocki
Councilman Wong
Ms. Galow
Mr. Goldstein
Mr. Grewal
Mr. Montroy

II. APPROVAL OF BILLS: None to Present

III. APPROVAL OF MINUTES:

1. September 27, 2021

A motion to approve the above minutes was made by Ms. Jankowski and seconded by Mr. Olear. A roll call of members revealed 5 aye votes by Mr. Crean, Mr. Ervin, Ms. Jankowski, Mr. Lo Iacono and Mr. Olear.

2. February 28, 2022

A motion to approve the above minutes was made by Ms. Jankowski and seconded by Mr. Ervin. A roll call of members revealed 5 aye votes by Mr. Crean, Mr. Ervin, Ms. Jankowski, Mr. Lo Iacono and Mr. Olear.

3. February 27, 2023

A motion to approve the above minutes was made by Ms. Jankowski and seconded by Mr. Lo Iacono. A roll call of members revealed 5 aye votes by Mr. Crean, Mr. Ervin, Ms. Jankowski, Mr. Lo Iacono and Mr. Olear.

IV. RESOLUTION FOR MEMORIALIZATION:

1. **Docket #629 – Ramsey Auto Group, Inc.**

608 N. Central Avenue, Block 140, Lots 2, 3

Preliminary and Final Major Site Plan; Minor Subdivision (Lot Merger),

Soil Movement Permit Applications (Soil Movement > 1,000 Cubic yards). Resolution of Approval

A motion to approve the above Resolution was made by Mr. Olear and seconded by Ms. Jankowski. A roll call of members revealed 3 aye votes by Mr. Crean, Ms. Jankowski, and Mr. Olear.

2. **Docket #642 – Faddis and Douglas,**

195 Stag Hill Rd, Block 13, Lots 4, 5, and 6

Minor Subdivision (Movement of Lot Line), Resolution of Approval

A motion to approve the above Resolution was made by Ms. Jankowski and seconded by Mr. Lo Iacono. A roll call of members revealed 5 aye votes by Mr. Crean, Mr. Ervin, Ms. Jankowski, Mr. Lo Iacono and Mr. Olear.

V. OPEN TO THE PUBLIC – 15 MINUTES:

A motion to open the meeting to the public was made by Mr. Ervin and seconded by Ms. Jankowski.

No public comments made.

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

VI. PUBLIC HEARING(S): None to Present

VII. WORK SESSION:

A) NEW BUSINESS:

1. Master Plan Consistency Review of Ordinance 2003

“AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, AMENDING AND SUPPLEMENTING CHAPTER 24, ENTITLED "ZONING", TO ESTABLISH A NEW MULTI-FAMILY 3 HOUSING OVERLAY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO.”

(Block 139, Lot 41, 457 Ridge Road)

Darlene A. Green, P.P. presented the Ordinance for the Board’s review. She gave an overview of the process and why this Ordinance is being presented to the Board. This is part of the Settlement Agreement with the Crossroads Property. At the Board Meeting on February 13, 2023 the Board reviewed the 2023 Land Use Element Amendment and Housing Element & Fair Share Plan Amendment as an Amendment to the Mahwah Township Master Plan, which dealt directly with Block 139, Lot 41, 457 Ridge Road. At the meeting on February 13, 2023 the Board voted to adopt the 2023 Land Use Element Amendment and Housing Element & Fair Share Plan Amendment as an Amendment to the Mahwah Township Master Plan.

A motion determining that Ordinance 2003 is consistent with the Township’s Master Plan was made by Mr. Lo Iacono and seconded by Ms. Jankowski. A roll call of members revealed 5 aye votes by Mr. Crean, Mr. Ervin, Ms. Jankowski, Mr. Lo Iacono and Mr. Olear.

B) OLD BUSINESS:

1. Discussion regarding Planning Board By-laws.

Mr. Crean asked Mr. Madaio to review relevant portions of the By-laws prepared. Mr. Madaio noted that he has received comments from various Board members, Ms. Geri Entrup and Mr. Kelly. All have been incorporated in the updated version of the By-laws. Mr. Crean suggested that this be reviewed at the next available meeting when additional Board Members are present.

C) COMMITTEE REPORTS: None to Present

VIII. ADJOURNMENT:

A motion to adjourn the meeting at 7:55 p.m. was made by Ms. Jankowski and seconded by Mr. Lo Iacono. All voted in favor.

These minutes were prepared by Michael J. Kelly, P.E., Mahwah Land Use Director. The minutes were provided to the Planning Board on March 23, 2023 for approval at the Regular Meeting to be held March 27, 2023.