

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MARCH 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 7:31 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:

Mayor Wysocki
Mr. Crean
Mr. Ervin
Ms. Galow
Mr. Grewal
Ms. Jankowski
Mr. Lo Iacono
Mr. Montroy
Councilman Wong

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

The following individuals were absent:

Mr. Goldstein
Mr. Olear

II. APPROVAL OF BILLS:

Collier's Engineering & Design	2/27/2023	Meeting Attendance	\$200.00
Mark D. Madaio, Esq	2/09/2023	Zoom Meeting Attendance	\$66.00
Mark D. Madaio, Esq	2/13/2023	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	2/27/2023	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	1/2023	General and Litigation	\$1,864.50

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

III. APPROVAL OF MINUTES:

1. October 11, 2021

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

2. December 6, 2021

A motion to approve the above minutes was made by Ms. Jankowski and seconded by Mr. Ervin. A roll call of members revealed 4 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono and Ms. Jankowski.

3. March 28, 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 8 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Montroy, Ms. Jankowski, and Ms. Galow.

4. March 13, 2023

A motion to approve the above minutes was made by Ms. Jankowski and seconded by Mr. Ervin. A roll call of members revealed 4 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono and Ms. Jankowski.

IV. RESOLUTION FOR MEMORIALIZATION:

1. Master Plan Consistency Review Finding for 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), Resolution of Approval

Mr. Mark Madaio, the Planning Board Attorney, gave a brief overview of the history of the above ordinance, explaining that this was not a development application but a Resolution of the Planning Board's March 13, 2023 findings that Ordinance 2003 is consistent with the Township of Mahwah Master Plan.

Ms. Galow suggested that any interested parties watch and/or listen to the discussion that was held regarding the Master Plan Consistency review during the March 13, 2023 Planning Board Meeting.

A motion to approve the above Resolution was made by Mr. Ervin and seconded by Ms. Jankowski. A roll call of members revealed 4 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono and Ms. Jankowski.

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. Galow.

Ms. Dian Schons of 296 Larch Lane questioned how the Master Plan for Affordable Housing could include a property with so much wetlands.

Mr. Madaio explained that the Master Plan clearly states that this property is suitable for this purpose. Mr. Madaio explained that the Planning Board's job is to determine if the Ordinance is consistent with the Master Plan.

Ms. Schons indicated that with this development, almost 40% of Mahwah's Affordable Housing would be located in this one section of the Township. She asked that the Township consider spreading this so it isn't condensed in one area.

Mr. Madaio explained that the Planning Board is not responsible for the zoning, but invited any concerned residents to return when and if a development application came before the Planning Board.

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

VI. PUBLIC HEARING(S): None to Present

VII. WORK SESSION:

A) NEW BUSINESS:

- 1. Master Plan Consistency Review of Ordinance 2005, "An Ordinance of the Township of Mahwah, County of Bergen, State of New Jersey, Amending Chapter 24, Zoning, of the Township Code, to Establish Regulations for the Installation of Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces"**

Mr. Michael Kelly, the Planning Board Engineer, provided a summary of the proposed Ordinance. Mr. Kelly explained that for the most part the Ordinance reflected the State Law regarding EVSE. Mr. Kelly indicated that installations on existing sites would be managed through the Planning and Zoning Department within the Zoning Permit process.

Mr. Nicholas Dickerson, the Planning Board Planner, discussed how EVSE and Make-Ready Parking Spaces were included in the 2020 Master Plan Re-Examination and Amendments.

There was more detailed discussion about parking credits, the reduction of air pollution and the various types of charging stations and how they are currently being installed.

A motion determining that Ordinance 2005 is consistent with the Township's Master Plan was made by Mr. Montroy and seconded by Ms. Jankowski. A roll call of members revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Montroy, Mr. Wong, Ms. Jankowski, and Ms. Galow.

B) OLD BUSINESS:

1. Discussion regarding Planning Board Bylaws.

Mr. Madaio stated that all the suggested revisions had been made. He explained that if any additional changes were needed, that the Bylaws can be amended by vote and resolution by the Planning Board.

A motion to adopt the Planning Board Bylaws dated March 27, 2023 was made by Mr. Montroy and seconded by Ms. Jankowski. A roll call of members revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Grewal, Mr. Lo Iacono, Mr. Montroy, Mr. Wong, Ms. Jankowski, and Ms. Galow.

2. Master Plan Re-Examination. Mr. Ervin asked about the timeliness of the Ten (10) year Master Plan Re-Examination. Mr. Dickerson stated that he would get that information and report back to the Planning Board at the next meeting. Mr. Kelly indicated that discussions are ongoing regarding the budgeting for this project.

3. Mr. Kelly discussed upcoming changes to require the electronic submission of applications and the presentation of plans and application documents using the large display screen(s) in the Court Room.

C) COMMITTEE REPORTS: None to Present

VIII. ADJOURNMENT:

A motion to adjourn the meeting at 8:03 p.m. was made by Mr. Lo Iacono and seconded by Mr. Grewal. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Recording Secretary. The minutes were provided to the Planning Board on April 19, 2023 for approval at the Regular Meeting to be held April 24, 2023.