

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MAY 22, 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:

Mayor Wysocki
Mr. Crean
Mr. Ervin
Ms. Galow @ 7:31
Mr. Goldstein
Ms. Jankowski
Mr. Lo Iacono
Mr. Montroy
Mr. Olear

Professionals: Mark D. Madaio, Esq., Michael J. Kelly, P.E., and Darlene Green, P.P.

The following individuals were absent:

Mr. Grewal
Councilman Wong

II. APPROVAL OF BILLS:

Mark D. Madaio, Esq	4/24/23	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	4/2023	General and Litigation	\$379.50

A motion to approve all the above bills together was made by Mr. Olear and seconded by Mr. Ervin. A roll call of members 8 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Goldstein, Mr. Lo Iacono, Mr. Montroy, Mr. Olear, and Ms. Jankowski.

III. APPROVAL OF MINUTES:

1. April 24, 2023

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

IV. RESOLUTIONS FOR MEMORIALIZATION: None to Present

V. OPEN TO THE PUBLIC – 15 MINUTES:

A motion to open the meeting to the public was made by Mr. Lo Iacono and seconded by Mr. Olear.

No one wishing to be heard, 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 2009, “An Ordinance of the Township of Mahwah, County of Bergen, State of New Jersey, Amending the Redevelopment Plan for Block 82, Lots 1 and 3 through 30 (Monarch) for the Sole Purpose of Limiting Affordable Assisting Living Beds to a Maximum of Two Beds per Room.”

Ms. Jankowski recused herself from the application and left the dais.

Ms. Darlene Green P.P. of Colliers Engineering and Design was sworn in and provided her credentials to the Board as a Municipal Planner. Ms. Green explained the history of the existing Redevelopment Plan that was previously reviewed by the Planning Board and adopted by the Town Council for Block 82 (Monarch). Ms. Green pointed out that the Court Order filed on November 14, 2022 stipulated that the assisted living rooms have a max of two (2) people. Ms. Green outlined the areas within the Redevelopment Plan that were modified to meet this stipulation.

Ms. Green testified that the amended Redevelopment Plan was consistent with both the 2019 Housing Element and Fair Share Plan and the 2022 Land Use Element. There was further conversation with Board members clarifying that although three (3) more units were being added through interior architectural modifications, the footprint of the building would not change and the total number of residents would not increase.

Mr. Kelly explained that the developer would be submitting a development application that would now come to the Planning Board for Preliminary and Final Site Plan approvals.

A motion finding that Ordinance 2009 is consistent with the Township's Master Plan was made by Mr. Lo Iacono and seconded by Mr. Ervin. A roll call of members revealed 8 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Goldstein, Mr. Lo Iacono, Mr. Montroy, Mr. Olear, and Ms. Galow. Ms. Jankowski was recused.

- B) OLD BUSINESS: None to Present
- C) COMMITTEE REPORTS: None to Present

VIII. ADJOURNMENT:

A motion to adjourn the meeting at 7:56 p.m. was made by Mr. Olear and seconded by Mr. Lo Iacono. 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 June 8, 2023 for approval at the Regular Meeting to be held June 12, 2023.