

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, JUNE 12, 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. Goldstein
Mr. Grewal
Mr. Lo Iacono
Mr. Montroy
Mr. Olear
Councilman Wong

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

The following individuals were absent:

Ms. Jankowski

II. APPROVAL OF BILLS:

Mark D. Madaio, Esq	5/22/23	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	5/2023	General and Litigation	\$3,778.50

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 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Goldstein, Mr. Grewal, Mr. Lo Iacono, Mr. Montroy, Mr. Olear and Mr. Wong.

III. APPROVAL OF MINUTES:

1. January 9, 2023 – Reorganization Meeting

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

2. January 9, 2023 – Regular Meeting

A motion to approve the above minutes was made by Mr. Lo Iacono and seconded by Mr. Ervin. A roll call of members revealed 9 aye votes by Mayor Wysocki, Mr. Crean, Mr. Ervin, Mr. Goldstein, Mr. Grewal, Mr. Lo Iacono, Mr. Montroy, Mr. Olear and Mr. Wong.

3. May 22, 2023

A motion to approve the above minutes was made by Mr. Olear 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.

IV. RESOLUTIONS FOR MEMORIALIZATION:

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.”

A motion to adopt the above resolution was made by Mr. Olear and seconded by Mr. Montroy. 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.

V. 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.

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.

VI. PUBLIC HEARING(S):

1. **Docket #644 – Liberty Mahwah, LLC**

305 State Highway Route 17, Block 63, Lot 10.02

Preliminary and Final Site Plan,

Upgrade of the existing automobile dealership, 2 additional garage doors, vehicle display area, signage and parking modifications.

Mr. Crean recused himself from the Application and Mr. Lo Iacono took over as Chairman.

Mr. Madaio stated that he had received the notice presented as Exhibit A-1 from Mr. Antimo Del Vecchio, the Applicant’s representation, and that the notice was in order.

Mr. Del Vecchio of Beattie Padovano at 200 Market Street, Suit 401, Montvale, NJ explained that he represents the Applicant Liberty Mahwah, LLC. Mr. Del Vecchio gave an overview of the current use of the property as an automobile Hyundai dealership. Mr. Del Vecchio described the proposed upgrades and modifications.

Mr. Joseph F. Vince, PE, LS, PP of Schwanewede Hals and Vince was sworn in, provided his professional experience and was accepted by the Board as an expert in the field of Engineering.

Mr. Vince testified that he prepared the plans introduced as Exhibit A-2 - Amended Site Plan dated March 2, 2023 (4 sheets). Presenting this plan to the Board, Mr. Vince provided an overview of the existing conditions. He pointed out the areas where signage would be modified and the location for the vehicle display pad with landscaping lighting.

Discussion regarding the proposed parking indicated that 113 spaces are proposed, while 106 are required. There was discussion about the proposed quick charge electric vehicle stations, indicating that one would be located in an ADA compliant space and that all chargers would be available for public access when not in use.

Mr. Vince discussed the new roll up doors in the rear of the building and the new doors in the front of the building. Mr. Vince also reviewed the proposed changes to façade and exterior of the building.

Mr. Vince presented sheet A-5 of Exhibit A-3 – Architectural Renderings by Charles Shaffer Assoc. dated January 12, 2023 (10 sheets). Mr. Vince used this drawing to review the operational flow.

Mr. Kelly stated that most of the comments in his report dated May 31, 2023 were addressed in testimony. In response to Mr. Kelly’s additional questioning, the Applicant indicated that these changes would not generate any additional activity at the site. The Applicant also agreed to comply with all the Fire Prevention requests as noted in the May 5, 2023 Fire Prevention Report.

Mr. Dickerson indicated that all comments noted in his report of May 22, 2023 were addressed.

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

Ms. Jill Lieber-Cox of 182 Island Rd was sworn in and explained that she lives behind the dealership. Ms. Lieber-Cox discussed problems she has had with alarms going off and concerns she had about whether new signage would be seen from her yard. Mr. Vince explained that the new signage should not be in her view. Ms. Lieber-Cox also asked if landscaping could be added to block the view of dealership activity. Mr. Vince indicated that no additional landscaping was proposed with this project.

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

Further discussion indicated that a fence was added approximately three months ago and that a double row of evergreen trees was also previously installed. Mr. Kelly indicated that the evergreen trees would provide the best buffer. Mr. Kelly suggested that Mr. Lieber-Cox contact him regarding her concerns regarding other properties.

A motion to approve the application was made by Mr. Olear and seconded by Mr. Montroy.

A roll call of members revealed 9 aye votes by Mayor Wysocki, Mr. Ervin, Mr. Goldstein, Mr. Grewal, Mr. Lo Iacono, Mr. Montroy, Mr. Olear, Mr. Wong and Ms. Galow. Mr. Crean was recused.

VII. WORK SESSION:

A) NEW BUSINESS:

1. **TA-23-0022 – Walgreen Eastern Co., Inc.**

1000 Macarthur Boulevard, Block 135.01, Lot 65

Tenant Application - *The application was rescheduled to June 26, 2023.*

B) OLD BUSINESS: None to Present

C) COMMITTEE REPORTS: None to Present

VIII. ADJOURNMENT:

A motion to adjourn the meeting at 8:12 p.m. was made by Mr. Wong 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 June 22, 2023 for approval at the Regular Meeting to be held June 26, 2023.