

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR /WORK SESSION MEETING MINUTES
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, JULY 12, 2021 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 via Remote Zoom Conference was called to order at 7:31 p.m. by 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. It was noted that adequate notice of the meeting was provided specifying that this meeting would be held remotely and that electronic notice of both general access instructions and specific meeting invitations were posted to the Township Website.

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:

Mr. Crean
Mr. Donigian
Mr. Ervin
Ms. Galow
Ms. Jankowski
Mr. Lo Iacono
Mr. Pallotta

Professionals: Peter J. Scandariato, Esq., Nicholas Dickerson, PP, AICP, CFM,

The following individuals were absent:

Mayor Wysocki
Mr. Goldstein
Mr. Grewal
Mr. Olear

III. APPROVAL OF BILLS: None to Present

IV. APPROVAL OF MINUTES:

1. June 28 2021

A motion to approve the above minutes was made by Mr. Donigian and seconded by Mr. Pallotta. A roll call of members present revealed 7 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta, Ms. Jankowski and Ms. Galow.

V. RESOLUTIONS FOR MEMORIALIZATION:

1. Review Town Council Resolution #230-21 – “Authorizing and Directing the Township Planning Board to conduct a Preliminary Investigation to determine whether the proposed study areas can be designated as “Areas in Need of Redevelopment” Pursuant to N.J.S.A. 40A:12A-1 ET SEQ.” The study area is designated as Block 26, Lot 2 and Block 183, Lot 1(including Block 26, Lots 10, 11). Resolution of Approval

A motion to adopt the above resolution was made by Mr. Donigian and seconded by Mr. Lo Iacono. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta and Ms. Jankowski.

2. Review of Proposed Ordinance No. 1939 – An Ordinance of the Township of Mahwah, Amending Chapter XXIV “ZONING” of the Township Code to Prohibit the Operation of Any Class of Cannabis Business within the Township of Mahwah. Resolution of Approval

A motion to adopt the above resolution was made by Mr. Pallotta and seconded by Ms. Galow. A roll call of members present revealed 6 aye votes by Mr. Crean, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta, 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. Donigian. 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.

VII. PUBLIC HEARINGS:

1. Docket #621 – Fyke Brook Estates, LLC
1 Fyke Road, Block 21, Lots 21, 22, 23
Preliminary and Final Site Plan Application, Soil Movement Permit Application,
Movement of Soil Exceeds 1,000 cubic yards, to demolish all existing structures on the property and to construct a 40-unit residential development

Mr. Crean read a letter from the Applicant’s attorney Mr. Bruce Whitaker, dated July 12, 2021. The letter requested the adjournment of the Public Hearing to the September 13, 2021 Planning Board Meeting.

VIII. WORK SESSION:

A) NEW BUSINESS:

1. Review of Proposed Ordinance No. 1941 – An Ordinance of the Township of Mahwah, County of Bergen, State of New Jersey, Amending Ordinance 1916 to Correct Schedule of Area, Yard and Bulk Controls for Planned Residential Developments

Mr. Nicholas Dickerson of Colliers Engineering and Design explained that Ordinance No. 1941 was correcting an error that had occurred during the rewrite of the Zoning Ordinances. Mr. Dickerson testified that this Ordinance would not change any existing requirements but was simply correcting an error that resulted in the loss of existing Zoning information. Mr. Dickerson stated that Ordinance 1941 is consistent with the Master Plan.

A motion finding Ordinance No. 1941 consistent with the Master Plan was made by Mr. Lo Iacono and seconded by Mr. Donigian. A roll call of members present revealed 7 aye votes by Mr. Crean, Mr. Donigian, Mr. Ervin, Mr. Lo Iacono, Mr. Pallotta, Ms. Jankowski and Ms. Galow.

B) OLD BUSINESS: None

C) COMMITTEE REPORTS: None

IX. ADJOURNMENT:

A motion to adjourn the meeting at 7:44 p.m. was made by Mr. Donigian and seconded by Ms. Jankowski. All voted in favor.

These minutes were prepared by Mary Jo Wood, Planning Board Secretary. The minutes were provided to the Planning Board on August 4, 2021 for approval at the Regular Meeting to be held on August 9, 2021.