

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT**

MEETING MINUTES

SEPTEMBER 6, 2023

The combined public/work session meeting of the Board of Adjustment of the Township of Mahwah was called to order at 7:31 p.m. by Mr. Jackson, Chairman, with the reading of the opening statement followed by the flag salute and a reminder that Board of Adjustment meetings are being videotaped and broadcast live. It was noted that adequate notice of the meeting was provided.

These minutes are a synopsis of the meeting. A verbatim audio tape recording is on file with the Board Secretary at the Board of Adjustment Office, 475 Corporate Drive, Mahwah, NJ. Copies of the tapes may be purchased for a fee.

PRESENT: Mr. Calijone
Mr. Cannava
Mr. Jackson
Mr. Kearney
Mr. Lockwood
Mr. Sitar

ABSENT: Mr. Coplin
Mr. Martin

ATTORNEY: Mr. Ben R. Cascio, Esq.

I. APPROVAL OF BILLS:

Colliers Engineering & Design	July 19, 2023 & August 2, 20023	Meeting Attendance	\$400.00
Ben Cascio, Esq.	August 2 & 16, 2023	Meeting Attendance	\$500.00

A motion to approve the bill for Colliers Engineering & Design was made by Mr. Kearney, seconded by Mr. Calijone.

A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. Cannava, Mr. Jackson, Mr. Kearney, Mr. Lockwood and Mr. Sitar.

A motion to approve the bills for Mr. Ben Cascio, Esq was made by Mr. Lockwood and seconded by Mr. Kearney.

A roll call vote revealed 6 aye votes by Mr. Calijone, Mr. Cannava, Mr. Jackson, Mr. Kearney, Mr. Lockwood and Mr. Sitar.

II. APPROVAL OF MINUTES:

1. MINUTES OF DECEMBER 8, 2021

A motion to approve was made by Mr. Kearney, seconded by Mr. Lockwood. All eligible Members voted in favor.

2. MINUTES OF JANUARY 12, 2022

A motion to approve was made by Mr. Kearney, seconded by Mr. Cannava. All eligible Members voted in favor.

3. MINUTES OF DECEMBER 21, 2022

Mr. Cannava stated he was in attendance for this meeting but his name was not listed on the minutes as attending. The minutes from December 21, 2021 were edited to include Mr. Cannava.

A motion to approve was made by Mr. Kearney, seconded by Mr. Cannava. All eligible Members voted in favor.

4. MINUTES OF AUGUST 2, 2023

A motion to approve was made by Mr. Calijone, seconded by Mr. Kearney. All eligible Members voted in favor.

III. MEMORIALIZING RESOLUTIONS:

1. DOCKET #1487-21 (Whispering Woods 2023) – PALISADES PROPERTIES LLC – 316 FOREST ROAD, BLOCK 168, LOT 9

Whispering Woods Hearing to Approve a Settlement Agreement & Consider/Grant a D1 Use Variance/Reasonable Accommodation Request to Permit the Operation of a CSLR (Cooperative Sober Living Residence).

Mr. Jackson stated the Resolution does not make mention of the exact consequences to residents that do not abide by the house rules. Specifically, Mr. Jackson noted the verbiage is missing from Section GG on page 5 and Section HII on page 12 of the Resolution. Mr. Kearney referenced back to the testimony heard where they clearly stated

the consequences; additionally requesting the verbiage be added to the Resolution stating clearly any one that does not follow the rules will be immediately removed.

A motion to approve, with the proposed verbiage change, was made by Mr. Cannava, seconded by Mr. Sitar. A roll call vote revealed 5 aye votes by Mr. Calijone, Mr. Cannava, Mr. Jackson, Mr. Kearney and Mr. Sitar.

IV. OPEN TO THE PUBLIC:

Mr. Jackson opened the meeting to the Public for general questions or statements. No members of the Public participated.

V. PUBLIC HEARING(S):

**1. DOCKET #1341-12 – ADPP ENTERPRISES, INC.
231 ROUTE 17 NORTH, BLOCK 59, LOT 21.01**

Application for Conditional Use Variance, Bulk Variances and Waivers; Preliminary and Final Site Plan; Soil Movement for over 1,000 cubic yards of movement for the proposed construction of a gas station/convenience store with a drive-through.

Mr. Jackson read into record that the hearing of this Application is adjourned to October 4, 2023. No further Notice is required.

**2. DOCKET #1542-23 – 10 TUDOR ROSE, LLC
10 TUDOR ROSE TERRACE, BLOCK 21.07, LOT 27**

Application for “C” Variances for the construction of a new single-family home on a vacant lot.

Mr. Jackson stated for the record the hearing of this Application is adjourned to October 18, 2023. No further Notice is required.

VI. WORK SESSION/ ADJOURNMENT:

A motion to adjourn was made by Mr. Kearney, seconded by Mr. Calijone. All voted in favor. The meeting adjourned at 7:50 p.m.

These minutes were prepared by Michelle Sheydwasser, Board of Adjustment Recording Secretary. The minutes were provided to the Board of Adjustment on September 15, 2023 for approval at the Regular Meeting to be held on September 20, 2023.