

TOWNSHIP OF MAHWAH
PLANNING BOARD
APPLICATION REVIEW REPORT

TO: ZONING OFFICER DEPT. OF PUBLIC WORKS _____
FIRE PREVENTION _____ CONSTRUCTION OFFICIAL _____
CHIEF OF POLICE _____ * ENVIRONMENTAL COMM. _____
BOARD OF HEALTH _____ * HISTORIC PRESERVATION _____
TOWNSHIP ENGINEER _____ TOWNSHIP PLANNER _____

CC: BOARD ATTORNEY _____ * Advisory Boards

FROM: Geraldine Entrup
ADMINISTRATIVE OFFICER, PLANNING BOARD

DATE: May 18, 2021 DOCKET #: 625

APPLICATION NAME: BREW LAND LLC (Mason Jar)
APPLICATION TYPE: Amended Site Plan - Proposed addition of a 30' X 70' Outdoor Pavillion

BLOCK(S) 132 LOT(S) 3.01

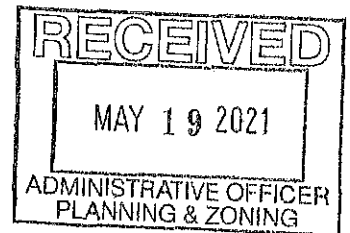
ADDRESS: 219 Ramapo Valley Road

DATE OF PLAN(S): 1. Amended Site Plan- Dated 4/1/21
2. Survey dated 8/21/09 - last revised 2/19/20

PLANNING BOARD MEETING DATE: June 14, 2021

PLEASE CHECK THE APPROPRIATE BOX AND RETURN TO THE PLANNING AND ZONING OFFICE BY: JUNE 1, 2021.

- REVIEW ACCEPTED - NO COMMENTS
- REVIEW ACCEPTED - WITH COMMENTS - STATED BELOW
- REVIEW REJECTED - REASON(S) STATED BELOW



Planning Board review and approval required

SIGNED Geraldine Entrup DATE 5/19/2021

PLEASE RETURN ENTIRE PACKET INDICATING:
***COMPLETE PACKET RETURNED YES NO
***IF PARTIAL PACKET RETURNED, PLEASE LIST THE PLAN, DOCUMENT OR PAGE REMOVED _____

6.1.21 CC: Mr. P. Scandariato, Esq.
Mr. M. Kelly, PE
Ms. D. Lawlor, PP
Ms. J. Knarich, Esq.

TOWNSHIP OF MAHWAH
PLANNING BOARD
APPLICATION REVIEW REPORT

TO: ZONING OFFICER	_____	DEPT. OF PUBLIC WORKS	_____
FIRE PREVENTION	<u>X</u> _____	CONSTRUCTION OFFICIAL	_____
CHIEF OF POLICE	_____	* ENVIRONMENTAL COMM.	_____
BOARD OF HEALTH	_____	* HISTORIC PRESERVATION	_____
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X REVIEW REJECTED - REASON(S) STATED BELOW

SEE ATTACHED LETTER FOR REASON OF REJECTION

SIGNED Michael C. [Signature] DATE 05/28/2021

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FIRE PREVENTION BUREAU

475 CORPORATE DRIVE

P.O. BOX 733

MAHWAH, N.J. 07430

PHONE: 201-529-5757

FAX: 201-512-0537

Township of Mahwah Fire Prevention Denial Notice for Plans of the

219 Ramapo Valley Road (Brew Land LLC (Mason Jar)

Docket #625

Please be advised that I'm in favor of the project that is being proposed, although I am denying certain areas and here is what I'm requesting to be completed

I am requesting to have the current "Fire Lanes" remain where they are currently located and requesting additional "Fires Lanes" marked with yellow paint where and wording "Fire Lane No Parking" which I have marked in certain areas which I have indicated in yellow highlighter on the plans on sheet # 2 Labeled Layout Plan.

There is also to be No use of unapproved fire pits or heater units on the new pavilion.

If there is any other questions feel free to contact at me at any time at 201.529.5757Ext.275 or via email mroe@mahwahtwp.org

Sincerely,

A handwritten signature in black ink that reads "Michael R. Roe". The signature is fluid and cursive, with a long horizontal stroke at the end.

Michael R Roe

Fire Official

Township of Mahwah

AMENDED SITE PLAN PREPARED FOR BREW LAND LLC (MASON JAR)

TOWNSHIP OF MAHWAH BERGEN COUNTY, NEW JERSEY

APPLICANT/OWNER:
BREW LAND LLC
219 RAMAPO VALLEY ROAD
MAHWAH, NJ 07430
(845) 987-6798

SITE ENGINEER:
BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NEW YORK 10901
(845) 357-4411

LAND SURVEYOR:
BROOKER ENGINEERING P.L.L.C.
74 LAFAYETTE AVENUE, SUITE 501
SUFFERN, NEW YORK 10901
(845) 357-4411



VICINITY MAP
SCALE: 1"=300'

- LIST OF DRAWINGS**
- 1 TITLE SHEET
 - 2 LAYOUT PLAN
 - 3 EXISTING CONDITIONS

STANDARD SITE PLAN NOTES

- 1 THIS IS A SITE PLAN FOR TAX LOT 3.01 BLOCK 132 AS SHOWN ON THE TOWNSHIP OF MAHWAH TAX MAP.
- 2 AREA OF TRACT: 2.15 ACRES (93,800 SQUARE FEET)
- 3 ZONE: B-40 (HIGHWAY BUSINESS)
- 4 EXISTING & PROPOSED USE: RESTAURANT
- 5 APPLICANT/OWNER: BREW LAND LLC
- 6 DATED: ASSUMED
- 7 SURVEY INFORMATION TAKEN FROM A SURVEY PREPARED BY RIG ASSOCIATES, P.A. TOPOGRAPHY INFORMATION SUPPLEMENTED BY BROOKER ENGINEERING, PLLC AS SHOWN ON A SURVEY ENTITLED 'BREW LAND LLC' DATED MARCH 28, 2021.
- 8 ALL UTILITIES SHALL BE UNDERGROUND. ELECTRIC SERVICE SHALL BE IN CONDUIT OF NOT LESS THAN TWO (2) INCH DIAMETER.
- 9 THERE ARE NO COVENANTS, DEED RESTRICTIONS, EASEMENTS OR OTHER RESERVATIONS OF LAND RELATIVE TO THIS SITE, EXCEPT AS SHOWN ON THIS PLAN, SUBJECT TO THE PRIORITY OF A COMPLETE AND UP-TO DATE SPACE.
- 10 NO SIGN(S) OTHER THAN THOSE SHOWN ON THIS DRAWING ARE PERMITTED WITHOUT PRIOR APPROVAL OF THE PLANNING BOARD.

PRIOR TO SUBMISSION

WE HEREBY CONSENT TO THE FILING OF THIS SITE PLAN WITH THE _____ OF THE TOWNSHIP OF MAHWAH.

APPLICANT: _____ DATE: _____

I HEREBY CERTIFY THAT I HAVE PREPARED THIS SITE PLAN AND THAT ALL DIMENSIONS AND INFORMATION ARE CORRECT.

NAME: _____ TITLE AND LICENSE NO.: _____

PRIOR TO APPROVAL

I HAVE REVIEWED THIS SITE PLAN AND CERTIFY THAT IT MEETS ALL CODES AND ORDINANCES UNDER MY JURISDICTION.

DATE: _____ ENGINEER: _____

PRIOR TO BUILDING PERMIT

APPROVED BY THE _____ OF THE TOWNSHIP OF MAHWAH.

DATE: _____ CHAIRMAN: _____

PRIOR TO CERTIFICATE OF OCCUPANCY

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THAT A PERFORMANCE GUARANTEE HAS BEEN POSTED IN ACCORDANCE WITH SECTION _____ OF THE SITE PLAN ORDINANCE.

CONSTRUCTION OFFICIAL: _____ ENGINEER: _____

I HEREBY CERTIFY THAT ALL REQUIRED IMPROVEMENTS OF THIS SITE PLAN HAVE BEEN INSTALLED IN COMPLIANCE WITH ALL APPLICABLE CODES AND ORDINANCES.

DATE: _____ ENGINEER: _____

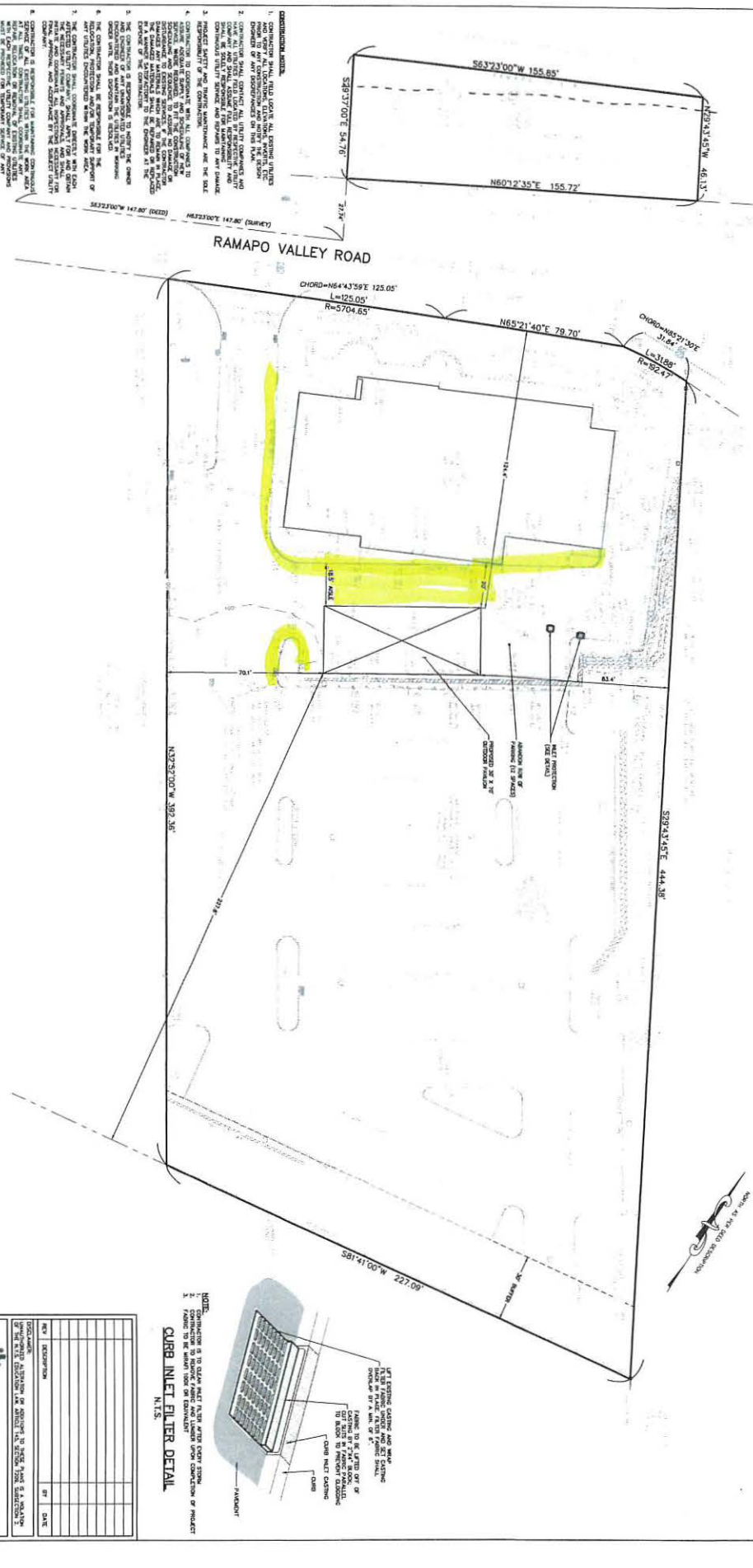
DATE: _____ CONSTRUCTION OFFICIAL: _____

BLOCK	LOT	STREET ADDRESS	OWNER NAME	OWNER ADDRESS	OWNER CITY
15-02	8-01	280 Ramapo Valley Road	Haverhill, Beth	280 Ramapo Valley Road	Mahwah, NJ 07430
15-02	-2		Haverhill, Beth	280 Ramapo Valley Road	Mahwah, NJ 07430
15-02	2-140	State Highway 17	Hospitality Pop c/o Marmott Bus Serv	PO Box 696583	San Antonio, TX 78269
15-02	2-140	State Highway 17	Hospitality Pop c/o Marmott Bus Serv	PO Box 696583	San Antonio, TX 78269
15-02	10-140	State Highway 17	Hospitality Pop c/o Marmott Bus Serv	PO Box 696583	San Antonio, TX 78269
12-09	10-219	Ramapo Valley Road	Brew Land LLC c/o Joel Weiss	219 Ramapo Valley Road	Mahwah, NJ 07430
13-1	1	Stag Hill Road	Short Line Bus Tours Inc	182 West Allendale Ave	Allendale, NJ 07401
13-2	2-01	225 Ramapo Valley Road	Clymore LLC	59-61 Morris Street	Morristown, NJ 07960
13-2	4-309	Ramapo Valley Road	Jiff Realty c/o River Palm	209 Ramapo Valley Road	Mahwah, NJ 07430
13-2	21	1 Locust Lane	Belsey, Rosemary	1 Locust Lane	Mahwah, NJ 07430
13-2	23	2 Locust Lane	Buchanan, Deborah J. & Konetchy R.	2 Locust Lane	Mahwah, NJ 07430
13-2	23	3 Locust Lane	Buehler, Erica	8 Locust Lane	Mahwah, NJ 07430
13-2	24	10 Locust Lane	Sandberg, Alan R. & Rhonda	10 Locust Lane	Mahwah, NJ 07430
13-2	25	219 Clark Avenue	Kaiser, Jane E. & Tajjan, David M.	219 Clark Avenue	Mahwah, NJ 07430
13-2	26	224 Clark Avenue	Biro, Iatinder & Khumi V.	26 Avenue A	Mahwah, NJ 07430
			Orange & Rockland Utilities, Inc.	One Blue Hill Plaza	Pearl River, NY 10965
			Cablevision	235 West Nyack Road	West Nyack, NY 10994
			PSEG Co.	PO Box 14444	New Brunswick, NJ 08906
			Venron	114 Palerson Street, 3rd Fl.	Palerson, NJ 07961
			Township of Mahwah, Water Dept & Sewer	142 North Railroad Avenue	Mahwah, NJ 07430
			County of Bergen - Dept. of Planning and Eco	1 Bergen County Plaza, 4th Fl.	Hackensack, NJ 07601

DKT#625
RECEIVED
APR 28 2021
ADMINISTRATIVE OFFICER
PLANNING & ZONING

Fire Prevention Response.

REV	DESCRIPTION	BY	DATE
DECLARATION: UNAUTHORIZED ALTERATION OR ADDITIONS TO THESE PLANS IS A VIOLATION OF N.J. EDUCATION LAW, ARTICLE 14A, SECTION 7008, SUBSECTION 2.			
<p>BROOKER ENGINEERING, PLLC PROFESSIONAL ENGINEERS AND LAND SURVEYORS LAND DEVELOPMENT - MUNICIPAL - HISTORICAL - ARCHITECTURAL - SURVEYING www.BrookerEngineering.com 74 Lafayette Avenue, Suite 501 Suffern, NY 10901 (845) 357-4411 22 Park Avenue, Suite 105 Rockledge, NJ 07647 (201) 684-1221</p>			
PROJECT: AMENDED SITE PLAN BREW LAND LLC (MASON JAR) 219 RAMAPO VALLEY ROAD TOWNSHIP OF MAHWAH, BERGEN COUNTY, NJ			
TITLE:	TITLE SHEET		
PROJECT NO. 21060		DRAWN MT	CHECKED EM
SCALE: 1"=20'		GRAPHIC SCALE: 0' 20' 40'	
DATE: 04/01/2021		DRAWING NO. 1	
<p>EVE MARIE MANCUSO PROFESSIONAL ENGINEER N.J. Lic. No. 36323</p>			



PARKING ANALYSIS

USE	SEATS	REQUIREMENT	ADDED BY	SPACES PROVIDED
RESTAURANT	150 SEATS	1 SPACE PER 10 SEATS	15	15
RESTAURANT	150 SEATS	17 SPACES PER 10 SEATS	255	255
RESTAURANT	150 SEATS	17 SPACES PER 10 SEATS	255	255
RESTAURANT	150 SEATS	17 SPACES PER 10 SEATS	255	255
RESTAURANT	150 SEATS	17 SPACES PER 10 SEATS	255	255

EXIST & PROPOSED LOT CALCULATIONS

EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE
EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE
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- CONSTRUCTION NOTES:**
1. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES (WATER, GAS, ELECTRIC, SEWER, TELEPHONE, CABLE TV) AND MARK THEM WITH FLAGGERS. ALL UTILITIES SHALL BE DEPTH TESTED AND MARKED WITH FLAGGERS PRIOR TO ANY EXCAVATION OR INSTALLATION OF UTILITIES.
 2. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING SURVEY MONUMENTS AND MARK THEM WITH FLAGGERS. ALL SURVEY MONUMENTS SHALL BE RECONSTRUCTED TO ORIGINAL POSITION AND TYPE OF MONUMENT. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING SURVEY MONUMENTS AND MARK THEM WITH FLAGGERS.
 3. PROTECT ALL EXISTING UTILITIES AND SURVEY MONUMENTS FROM DAMAGE DURING CONSTRUCTION. ALL EXCAVATIONS SHALL BE PROTECTED WITH RAMPED APPROACHES TO EXISTING UTILITIES AND SURVEY MONUMENTS.
 4. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING SURVEY MONUMENTS AND MARK THEM WITH FLAGGERS. ALL SURVEY MONUMENTS SHALL BE RECONSTRUCTED TO ORIGINAL POSITION AND TYPE OF MONUMENT. THE CONTRACTOR SHALL FIELD LOCATE ALL EXISTING SURVEY MONUMENTS AND MARK THEM WITH FLAGGERS.
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PROPOSED LOT COVERAGE CALCULATIONS

EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE
EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE	EXISTING LOT COVERAGE
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ACCESSORY STRUCTURE - REAR YARD COVERAGE

PROPOSED PAVILION 11,823 SQ. FT.

REAR YARD AREA 68,431 SQ. FT.

2,100 SQ. FT. / 80,000 = 2.6%

PROFESSIONAL ENGINEERS AND LAND SURVEYORS

BROOKER ENGINEERING, PLLC

715 N. STATE ST. SUITE 200
 RICHMOND, VA 23261
 (804) 781-1111
 www.brooker-engineering.com

AMENDED SITE PLAN

2100 SQ. FT. / 80,000 = 2.6%

DATE: 04/09/2021

SCALE: 1" = 20'

PROJECT NO.: 21000

SHEET NO.: 2

TITLE: LAYOUT PLAN

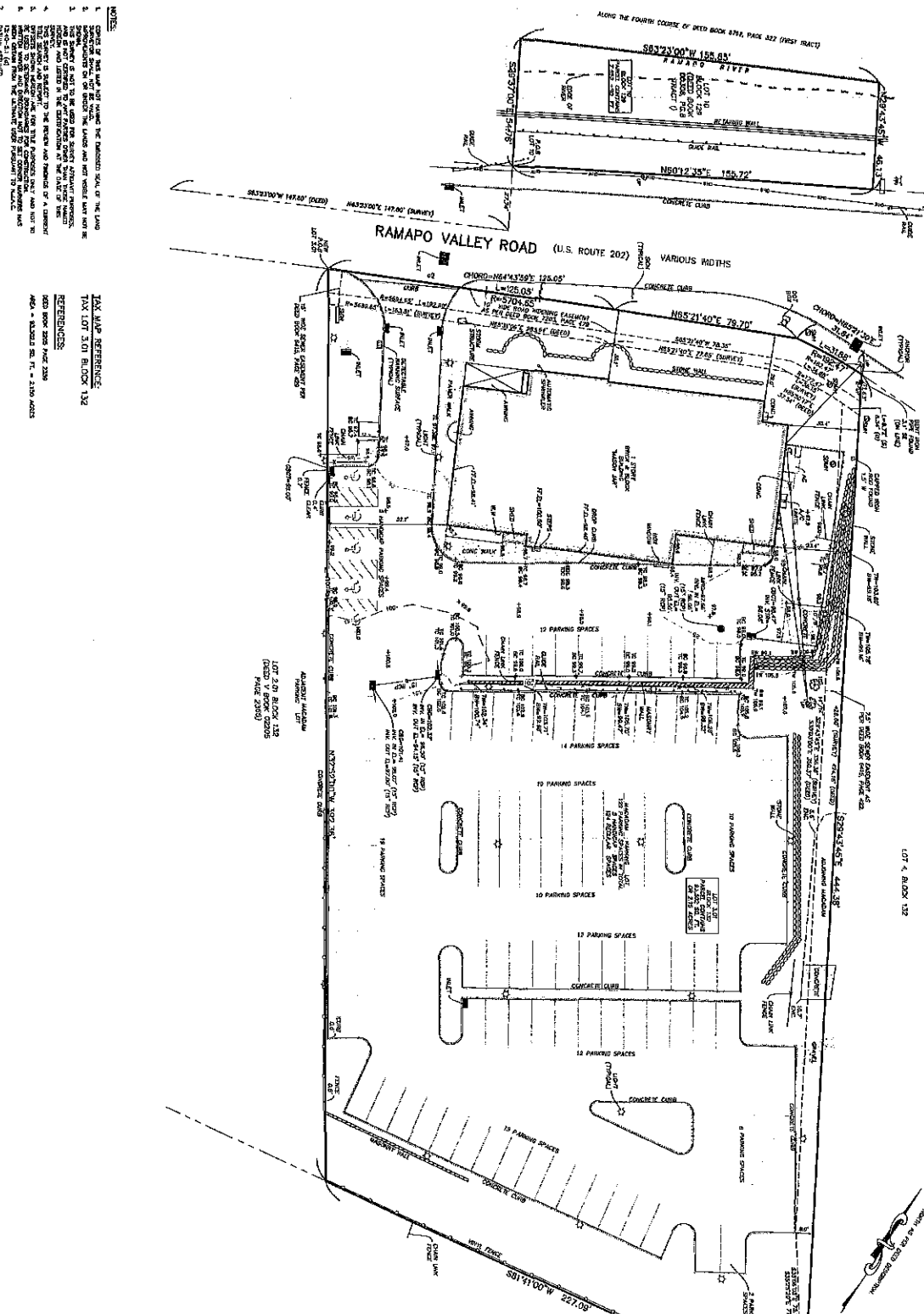
PROJECT: AMENDED SITE PLAN
 2100 SQ. FT. / 80,000 = 2.6%

CLIENT: BROOKER ENGINEERING, PLLC

LOCATION: 2100 RAMPO VALLEY ROAD, TOWNSHIP OF BRANFORD, BERKLEY COUNTY, VA

- NOTES:
1. OWNER OF THIS LAND SHALL MAINTAIN THE EXISTING UTILITIES OF THE LAND AND SHALL BE RESPONSIBLE FOR ANY RELOCATION OF SUCH UTILITIES.
 2. THE EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY.
 3. THE EXISTING UTILITIES SHALL BE MAINTAINED AND PROTECTED AT ALL TIMES.
 4. THE EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN ON THIS PLAN.
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 9. THE EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN ON THIS PLAN.
 10. THE EXISTING UTILITIES SHALL BE RELOCATED AS SHOWN ON THIS PLAN.

ALONG THE FOURTH COURSE OF REED BLOCK 87A, PAGE 822 (FIRST BLOCK)



TAX MAP REFERENCE:
TAX LOT 3.01 BLOCK 132

REFERENCES:
RECORD BOOK 2005 PAGE 2300
RECORD BOOK 2005 PAGE 2300
RECORD BOOK 2005 PAGE 2300

LOT 4, BLOCK 132

LOT 2.01 BLOCK 132
(SEE V BLOCK 132)
PAGE 2300

ALSO SEE BLOCK 132
PAGE 2300

ALSO SEE BLOCK 132
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NO.	DESCRIPTION	DATE	STATUS
1	CONSTRUCTION	07/11/2005	AS BUILT

PROFESSIONAL ENGINEERS AND LAND SURVEYORS
DATE RECORDED: 07/11/2005
RECORD BOOK: 2005 PAGE 2300

AMENDED SITE PLAN
EXISTING CONDITIONS

TOWNSHIP OF BERKLEY, BERKLEY COUNTY, NJ

PROJECT: AMENDED SITE PLAN
EXISTING CONDITIONS

DATE: 04/01/2005

SCALE: 1"=20'

DATE: 04/01/2005

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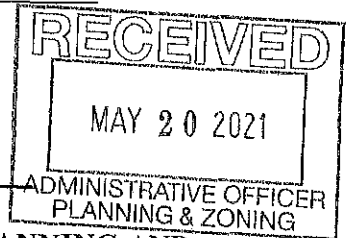
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REVIEW ACCEPTED - WITH COMMENTS - STATED BELOW

REVIEW REJECTED - REASON(S) STATED BELOW

Structure Pavilion ONLY for dining

Accepted for Pavilion for dining purposes only
Rejected for entertainment purpose no music - Live or Speakers
to many concerns of complaints from Clarke Ave residents / adjacent

SIGNED *Steph Jaffe* DATE 5/19/21

hotel guest and Business!

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numerous complaints received with music when played outside in the past

6.1.21 CC: Mr. P. Scandariato, Esq.
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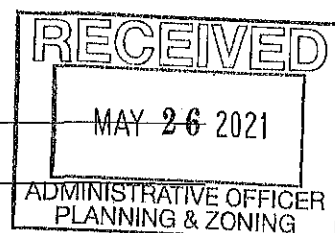
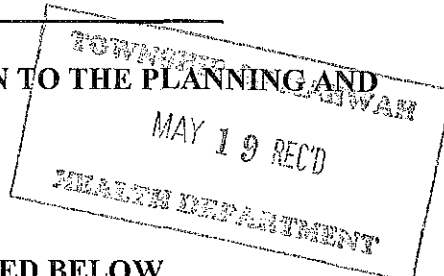
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SIGNED Dan Moas, REHS DATE 5-24-2021

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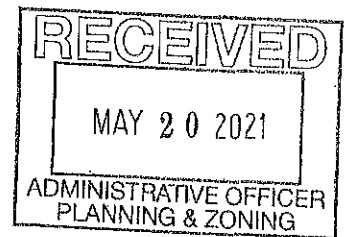
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TOWNSHIP ENGINEER _____ TOWNSHIP PLANNER _____

CC: BOARD ATTORNEY _____ * Advisory Boards

FROM: Geraldine Entrup
ADMINISTRATIVE OFFICER, PLANNING BOARD

DATE: May 18, 2021 DOCKET #: 625

APPLICATION NAME: BREW LAND LLC (Mason Jar)
APPLICATION TYPE: Amended Site Plan - Proposed addition of a 30' X 70'
Outdoor Pavillion

BLOCK(S) 132 LOT(S) 3.01

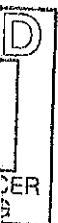
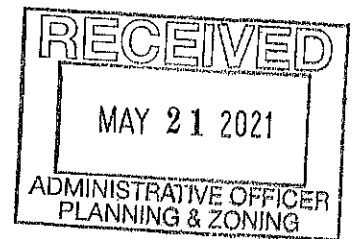
ADDRESS: 219 Ramapo Valley Road

DATE OF PLAN(S): 1. Amended Site Plan- Dated 4/1/21
2. Survey dated 8/21/09 - last revised 2/19/20

PLANNING BOARD MEETING DATE: June 14, 2021

PLEASE CHECK THE APPROPRIATE BOX AND RETURN TO THE PLANNING AND
ZONING OFFICE BY: JUNE 1, 2021.

- REVIEW ACCEPTED - NO COMMENTS
- REVIEW ACCEPTED - WITH COMMENTS - STATED BELOW
- REVIEW REJECTED - REASON(S) STATED BELOW



Must have AIA Plans
Comply with 2018 IBC NJED
and referenced standards

SIGNED [Signature] DATE 5/20/2021

PLEASE RETURN ENTIRE PACKET INDICATING:

***COMPLETE PACKET RETURNED YES NO

***IF PARTIAL PACKET RETURNED, PLEASE LIST THE PLAN, DOCUMENT
OR PAGE REMOVED _____

TOWNSHIP OF MAHWAH
PLANNING BOARD
APPLICATION REVIEW REPORT

TO: ZONING OFFICER _____ DEPT. OF PUBLIC WORKS _____
FIRE PREVENTION _____ CONSTRUCTION OFFICIAL _____
CHIEF OF POLICE _____ * ENVIRONMENTAL COMM. _____
BOARD OF HEALTH _____ * HISTORIC PRESERVATION X _____
TOWNSHIP ENGINEER _____ TOWNSHIP PLANNER _____

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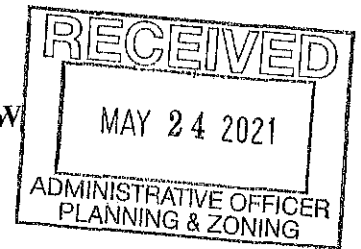
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