

**MEETING TO BE HELD BY WAY ZOOM REMOTE VIDEO/AUDIO CONFERENCE**

**TOWNSHIP OF MAHWAH BOARD OF ADJUSTMENT  
REGULAR/WORK SESSION MEETING AGENDA  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
WEDNESDAY, JANUARY 13, 2021 AT 7:30 PM  
TO IMMEDIATELY FOLLOW THE REORGANIZATION MEETING**

ZOOM INFORMATION

You are invited to a Zoom webinar.

When: Jan 13, 2021 07:30 PM Eastern Time (US and Canada)

Topic: Township of Mahwah Board of Adjustment Meetings

Please click the link below to join the webinar:

<https://zoom.us/j/94605007686>

Or iPhone one-tap :

US: +13017158592,,94605007686# or +13126266799,,94605007686#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 301 715 8592 or +1 312 626 6799 or +1 929 205 6099 or +1 253 215 8782 or +1 346 248 7799 or +1 669 900 6833

Webinar ID: 946 0500 7686

- I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL, FLAG SALUTE
- II. APPROVAL OF BILLS:

Ben R. Cascio	December 2 and 16, 2020	Meeting Attendance	\$500.00
Maser Consulting	November 4 & 18, 2020	Meeting Attendance	\$400.00
- III. APPROVAL OF MINUTES: November 4, 2020  
November 18, 2020
- IV. RESOLUTIONS AUTHORIZING CONTRACTS FOR PROFESSIONALS:
  1. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Legal Services for the Year Jan. 1, 2021 - Dec. 31, 2021
  2. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Engineering Services for the Year Jan. 1, 2021 - Dec. 31, 2021
  3. Resolution Authorizing the Award of an Alternate Non-Fair and Open Contract for Professional Planning Services for the Year Jan. 1, 2021 – Dec. 31, 2021
- V. RESOLUTIONS FOR MEMORIALIZATION: None to Present
- VI. OPEN TO THE PUBLIC: 15 MINUTES
- VII. PUBLIC HEARINGS:
  - 1) **Docket #1466-19 – HMH Carrier Clinic Inc., Phase II and III – Retreat and Recovery at Ramapo Valley**  
1071 Ramapo Valley Road, Block 23, Lot 45  
“D” Use Variance and Preliminary and Final Site Plan Application with additions and improvements to utilize the site and existing structures for a Behavior Health, Substance Abuse, Detoxification and Residential Rehabilitation Center, continued from December 16, 2020.

2) **Docket #1478-20 Monarch Communities, LLC**

East Ramapo Ave/Franklin Tpke/King Street/ Siding Place Block 82,  
Lots 1,3-17, 26, 29, 30.

Application for "C" and "D" Variances to construct a multi-level senior housing facility with retail space, parking garage and other site improvements including off-street parking and circulation, loading area, sidewalks, retaining walls, signage, landscaping and lighting. (Adjourned to February 3, 2021)

VIII. WORK SESSION:

1) NEW BUSINESS:

2) OLD BUSINESS

(a) **Docket #1481-20 - Gary Roscoe**

116 East Crescent Avenue, Block 120, Lot 53

Application for "C" Variances for rear and side-yard setbacks, exceeding size of an accessory structure to construct an addition to an existing detached garage, continued from December 2, 2020 – **APPLICATION STATUS UPDATE ONLY**

3) ITEMS FOR DISCUSSION:

IX. ADJOURNMENT: