

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

**TOWNSHIP OF MAHWAH AGENDA  
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
WEDNESDAY, NOVEMBER 3, 2021 AT 7:30 PM**

ZOOM INFORMATION

You are invited to a Zoom webinar.  
When: Nov 3, 2021 07:30 PM Eastern Time (US and Canada)  
Topic: Township of Mahwah Board of Adjustment

Please click the link below to join the webinar:  
<https://zoom.us/j/95850610597>

Or One tap mobile :  
US: +19292056099,,95850610597# or +13017158592,,95850610597#  
Or Telephone:  
Dial(for higher quality, dial a number based on your current location):  
US: +1 929 205 6099 or +1 301 715 8592 or +1 312 626 6799 or +1 669 900 6833 or +1  
253 215 8782 or +1 346 248 7799  
Webinar ID: 958 5061 0597  
International numbers available: <https://zoom.us/u/aB9PmJJGI>

I. CHAIRMAN'S OPENING STATEMENT, FLAG SALUTE

II. APPOINTMENT OF NEW BOARD MEMBER:

Swearing In and Oath of Office administered by Ben Cascio, Esq., Board Attorney

Bob Lockwood, Class IV                      November 3, 2021 – Dec. 31, 2023

III. ROLL CALL:

IV. APPROVAL OF BILLS: None to Present

V. APPROVAL OF MINUTES: None to Present

VI. RESOLUTION FOR MEMORIALIZATION: None to Present

VII. OPEN TO THE PUBLIC: 15 MINUTES

VIII. PUBLIC HEARINGS:

1. **Docket #1497-21 - Jillian O'Shaughnessy**  
2 Babbit Bridge Dr., Block 164, Lot 49,

Application for a “C” Variance for a 6’ (six) foot fence in the front yard on a corner lot where 4’ (four) foot only is permitted. Application adjourned on October 20, 2021.

**2. Docket #1495-21 – Jeffrey and Angela Cohen**

9 Heller Court, Block 21.05, Lot 30

Application for a “C” Variance for a 6’ (six) foot fence in the front yard on lot with two front yards where 4’ (four) foot only is permitted.

**3. Docket #1484-20 - Pike Enterprises, LLC**

149 Franklin Turnpike, Block 70.02, Lot 121

Preliminary and Final Site Plan Application for Conditional Use and “C” Variances to demolish the existing service station and construct a new service station with a canopy, a Dunkin Donuts with drive through, signage, and parking lot, drainage, lighting and landscaping improvements and Soil Movement Permit Application, continued from September 15, 2021.

**VII. WORK SESSION:**

**1) NEW BUSINESS:**

- a. Review of Tentative 2022 Board of Adjustment Meeting Dates.
- b. Discussion of November 17, 2021 meeting.
- c. Discussion of possible December 8, 2021 Special Meeting.

**2) OLD BUSINESS:**

**3) ITEMS FOR DISCUSSION:**

**IX. ADJOURNMENT:**

The materials, plans, and submissions in regard to an application are available for public inspection online at the Township’s website <https://www.mahwahtwp.org/>. Scroll down to the Township Calendar > Click on the Link for the Meeting > Click/Select “More Details”. Application materials submitted for that Meeting’s Agenda will be listed along with the Remote Meeting Access Instructions. If an application is carried for more than one meeting, the submitted materials for each meeting will be found on the Township Calendar for that meeting date. The meeting description on the calendar will note if a prior meeting has been held on an application.

If needed, Members of the Public may contact the Board Secretary at (201) 529-5757, Extension 242 to arrange for other ways to review meeting materials

THIS AGENDA IS SUBJECT TO CHANGE