

**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 17, 2021 AT 7:30 PM**

ZOOM INFORMATION

You are invited to a Zoom webinar.

**When: Nov 17, 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/96243038757>

Or One tap mobile :

US: +13017158592,,96243038757# or +13126266799,,96243038757#

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: 962 4303 8757

International numbers available: <https://zoom.us/j/96243038757>

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL, FLAG SALUTE

II. APPROVAL OF BILLS:

Ben Cascio, Esq.	10/06/21	Meeting Attendance	\$250.00
Ben Cascio, Esq.	10/20/21	Meeting Attendance	\$250.00
Colliers Engineering & Design	9/01/21	Meeting Attendance	\$200.00
Colliers Engineering & Design	9/15/21	Meeting Attendance	\$200.00
Colliers Engineering & Design	9/22/21	Meeting Attendance	\$200.00

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTION FOR MEMORIALIZATION:

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. Resolution of Approval

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. Resolution of Approval

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

1. **Docket #1484-20 - Pike Enterprises, LLC**  
**(Chairman to read the Applicant's letter into the record, requesting an adjournment to January 12, 2022)**  
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 November 3, 2021.
2. **Docket #1478-20 – Monarch Communities, LLC**  
**(Chairman to announce that the Application is adjourned to December 1, 2021 Meeting and that a Special Meeting will be held on December 8, 2021 for this application only.)**  
East Ramapo Avenue/Franklin Turnpike/King Street/Siding Place  
Block 82, Lots 1 and 3-30  
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, continued from October 20, 2021.
3. **Docket #1499-21 – Geiger Construction LLC**  
128 Stag Hill Road, Block 9, Lot 2  
Application for "C" Variances for construction of a new single-family home. (Previous approvals as Dkt 1428-17 have expired.)
4. **Docket #1500-21 – Geiger Construction LLC**  
9 Pine Hill Road, Block 11, Lots 5, 6  
Application for "C" Variances for construction of a new single-family home. (Previous approvals as Dkt 1437-17 have expired.)
5. **Docket #1501-21 – Stephen and Lynn Subick**  
1 Hampshire Road, Block 21.05, Lot 1  
Application for a "C" Variance for a 6' (six) foot fence in the front yard on a corner lot with two front yards where 4' (four) foot only is permitted.

VII. WORK SESSION:

- 1) NEW BUSINESS:
- 2) OLD BUSINESS:
- 3) ITEMS FOR DISCUSSION:

VII. 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**