

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

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, APRIL 20, 2022 AT 7:30 PM
AGENDA**

Zoom Information

You are invited to a Zoom webinar.

When: Apr 20, 2022 07:30 PM Eastern Time (US and Canada)

Topic: Township of Mahwah Board of Adjustment - April 20, 2022

Please click the link below to join the webinar:

<https://zoom.us/j/94989649946>

Or One tap mobile :

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Webinar ID: 949 8964 9946

International numbers available: <https://zoom.us/u/abtACm7maP>

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

Colliers Engineering March 2 & March 16, 2022 Meeting Attendance \$400.00
& Design
- III. APPROVAL OF MINUTES: None to Present
- IV. RESOLUTIONS FOR MEMORIALIZATION:
 - 1) **Docket #1504-21 McKay Brothers, LLC.**
1200 MacArthur Boulevard, Block 139, Lot 2
Application for "D" Variance to erect an unmanned wireless communications facility, Resolution of Approval.
 - 2) **Docket #1509-22 – Lawrence Levin**
91 Highwood Road, Block 108, Lot 1
Application for "C" Variances for not conforming to the front yard setback line when constructing a one-story addition of a new two-car garage with new driveway and replacement of a 4-foot fence with a 6-foot fence grade level in a front yard, Resolution of Approval.
 - 3) **Docket #1510-22 – Christopher and Kalliope Fasouletos**
40 Harvin Place, Block 165, Lot 17
Application for a "C" Variance to place an air conditioning condenser in a front yard, Resolution of Approval.
- V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

1) **Docket #1511-22 – Vasilios and Nicole Kantanas**

219 Highland Road, Block 99, Lot 19

Application for “C” Variances for side-yard setback, combined side-yard setback and exceeding Lot Coverage percentage for the proposed construction of a front porch.

2) **Docket #1503-21 – Pony Powers Therapy, Inc.**

1158 Ramapo Valley Road, Block 25, Lot 17

Application to appeal the Zoning Officer’s Decision and alternatively apply for a “D” Variance for use of the loft in an existing barn, continued from April 6, 2022.

3) **Docket #1478-20 – Monarch Communities, LLC – Adjournment Requested to June 1, 2022**

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 February 16, 2022.

VII. WORK SESSION:

1) NEW BUSINESS:

2) OLD BUSINESS:

3) ITEMS FOR DISCUSSION: 2021 Annual Report

VIII. ADJOURNMENT:

The materials, plans and submissions in regard to an application are available for public inspection online on the Township’s website at <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.