

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, AUGUST 17, 2022 AT 7:30 PM**

MEETING AGENDA

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

II. APPROVAL OF BILLS:

Ben Cascio, Esq.	July 6 & 20, 2022	Meeting Attendance	\$500.00
Ben Cascio, Esq.	July 15, 2022	2021 Annual Report	\$247.50
Ben Cascio, Esq.	July 20, 2022	General/Miscellaneous	\$82.50
Ben Cascio, Esq.	July 19, 2022	General/Miscellaneous	\$41.25
Ronald Mondello, Esq.	March, May, June, July, August 2022	Mahwah Business Park Litigation and Related Expenses	\$9,136.07

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTIONS FOR MEMORIALIZATION:

- 1) **Docket #1484-20 - Pike Enterprises, LLC - Carried from August 3, 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, Resolution of Approval.
- 2) **Docket #1516-22 – Michael and Jill DeSocio - Amendment to Resolution
Modifying the fence location to be less intrusive.**
1 West Road, Block 158, Lot 1
Application for a “C” Variance to place a 6’ fence in a front yard on a corner
lot where 4’ is permitted, Resolution of Approval.
- 3) **Docket #1517-22 – Jodi and Marc Rabinowitz**
15 Arbor Lane, Block 126, Lot 129.03
Application for a “C” Variance to construct an inground pool in a front yard,
Resolution of Approval.
- 4) **Docket 1518-22 – Michael and Aida Bergbauer**
127 Lakeview Drive, Block 9, Lots 18 & 19
Application for a “C” Variance to construct a garage addition to an existing home
on a nonconforming lot and not meeting the minimum lot area, minimum lot
width, minimum side yard and minimum combined side yard requirements,
Resolution of Approval.

- 5) **Docket #1515-22 – Unaiza Chaudhry**
48 Pulis Avenue, Block 164, Lot 24
Application for a “C” Variance for exceeding the existing minimum required lot width to construct a single-family home including a Soil Movement Permit Application, Resolution of Approval.
 - 6) **Docket #1505-21 – Alexander Myers**
81 Lakeview Drive, Block 2, Lots 55 & 56
Application for “C” Variances to construct a new single-family home that will exceed maximum lot coverage, not meet the minimum front yard, minimum side yard and minimum combined side yard setbacks, Resolution of Approval.
- V. OPEN TO THE PUBLIC: 15 MINUTES
- VI. PUBLIC HEARINGS:
- 1) **Docket #1478-20 – Monarch Communities, LLC – Adjourned to August 17, 2022**
East Ramapo Avenue/Franklin Turnpike/King Street/Siding Place, Block 82, Lots 1, 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 areas sidewalks, retaining walls, signage, landscaping and lighting.
 - 2) **Docket #1503-21 – Pony Powers Therapy, Inc. – Adjourned on June 1, 2022**
1158 Ramapo Valley Road, Block 25, Lot 1
Application for a “D” Variance for use of the loft in an existing barn, **application withdrawn on July 19, 2022.**
 - 3) **Docket #1520-22 – Lucy He**
4 Mountain Avenue, Block 47, Lot 11
Application for a second-story addition to a dwelling that has an existing variance condition for minimum side-yard setback (both).
 - 4) **Docket #1522-22 – Agostino and Natale Ippolito**
2 Adams Court, Block 177, Lot 13.05
Application for a “C” Variance to erect a 6’ fence in a front yard on a corner lot where 4’ is permitted.

VII. WORK SESSION:

- 1) NEW BUSINESS:
- 2) OLD BUSINESS:
- 3) **ITEMS FOR DISCUSSION:** 2021 Annual Report

VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

Please check the Township website at www.mahwahtwp.org 24 hours in advance for changes