

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

MEETING AGENDA

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

APPOINTMENTS:

<u>Board Member</u>	<u>Class</u>	<u>Term</u>
Edward Sitar	Alternate I	Aug. 25, 2022 – Dec. 31, 2023

II. APPROVAL OF BILLS:

Ben Cascio, Esq.	August 3 & 17, 2022	Meeting Attendance	\$500.00
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III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTIONS FOR MEMORIALIZATION:

1) Docket #1484-20 - Pike Enterprises, LLC - Adjourned from August 17, 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 #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), Resolution of Approval.

4) Docket #1522-22 – Agostino and Natalie 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, Resolution of Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

- 1) **Docket #1521-22 William and Victoria Ackerson**
234 West Ramapo Valley Road, Block 134, Lot 1
Application for a “C” Variance to construct a second story addition and front porch.
- 2) **Docket #1192-06-ASP-4-22 Bolla Operating NJ Corp**
193 Rt 17 North - Blk 55, Lots 1, 2, 3, & 4
Application for Fourth Amended Site Plan for the fit up of the former Subway portion of convenience store with replacement Tim Hortons brand coffee shop with related changes to existing signage.

VII. WORK SESSION:

- 1) NEW BUSINESS:
 - a. **Docket #1014-01-ASP-22 Bolla Operating NJ Corp**
198 Rt 17 South - Blk 132, Lot 10
Application for Amended Site Plan for the fit up of the former Subway portion of convenience store with replacement Tim Hortons brand coffee shop with related changes to existing signage.
- 2) OLD BUSINESS:
- 3) ITEMS FOR DISCUSSION:

VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

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