

TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, DECEMBER 6, 2023 AT 7:30 PM AGENDA

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

II. APPROVAL OF BILLS:

Ben Cascio, Esq October 2023 General Board Matters \$1,072.50

III. APPROVAL OF MINUTES: January 19, 2022, November 1, 2023 and November 16, 2023

IV. RESOLUTION FOR MEMORIALIZATION:

1) **Docket #1548-23 – Strive Health LLC d/b/a Forge Health**

575 Corporate Drive, Block 137, Lot 11

Healthcare facility operating in a zone where such usage is not permitted; use variance needed to continue operating, Resolution for Approval.

2) **Docket #1549-23 – Cal Delano**

18 Peterson Place, Block 139, Lot 21

Application for C Variances for side-yard setbacks, combined side-yard setbacks, maximum lot coverage and maximum improved lot coverage to renovate existing dwelling, construct addition to the rear of the dwelling, construct a pool and detached garage, Resolution for Approval.

3) **Docket #1555-23 – Mairead Jenson**

147 Catherine Avenue, Block 33, Lot 70

Application for a C Variance for a front-yard setback to increase the height of the existing foundation and construct a new single-family dwelling in the same footprint of the foundation, Resolution for Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

1) **Docket #1551-23 – Brian K Lee & Hyo Jin Jeon**

261 East Crescent Avenue, Block 127, Lot 44

Application for C and D Variances for the installation of a personal recreation facility (sports court) as an accessory use/structure in the rear yard.

2) **Docket #1550-23 – Borough of Ramsey**

33 North Central Avenue, Block 139, Lot 5

Application for Expansion of Non-conforming Use (soccer field) with site plan improvements to construct a driveway and 39-stall parking lot.

3) **Docket #1553-23 – Joseph C. & Stephanie N. Wenger**

291 Ramapo Valley Road, Block 135, Lot 4

Application for a Certificate of Nonconformity for two principal structures on one lot and if required, variance relief for the construction of a detached one-story garage accessory structure.

4) **Docket #1341-12 (2022) – ADPP Enterprises, Inc.**

231 Route 17 North, Block 59, Lot 21.01

Application for Conditional Use Variance, Bulk Variances and Waivers; Preliminary and Final Site Plan; Soil Movement for over 1,000 cubic yards of movement for the proposed construction of a gas station/convenience store with a drive-through, **Adjourned to January 24, 2024.**

VII. WORK SESSION:

1. NEW BUSINESS:

2. OLD BUSINESS:

3. ITEMS FOR DISCUSSION:

VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

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