

**TOWNSHIP OF MAHWAH**  
**BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING**  
**MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.**  
**WEDNESDAY, JUNE 21, 2023 AT 7:30 PM**  
**AGENDA**

- I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL, FLAG SALUTE
- II. APPROVAL OF BILLS:  
Ben Cascio, Esq                      Feb 1 & 15, 2023                      Meeting Attendance                      \$500.00
- III. APPROVAL OF MINUTES: Sept. 22, 2021, Oct. 20, 2021, Nov. 17, 2021 and June 7, 2023
- IV. RESOLUTION FOR MEMORIALIZATION: None to Present
- V. OPEN TO THE PUBLIC: 15 MINUTES
- VI. PUBLIC HEARINGS:
- 1) **Docket #1478-20 – Monarch Communities, LLC**  
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, **Adjourned to July 19, 2023.**
- 2) **Docket #1544-23 – Anthony Petralia**  
21 Chapel Road, Block 157, Lot 6  
Application for variance relief to permit improved lot coverage to be 35.1% where 30% is the maximum permitted.
- 3) **Docket #1536-23 – The Plant Church**  
125 Glasgow Terrace, Block 135, Lots 1 & 2  
Application to install two additions to the building, relocate two existing sheds and reorient, expand and improve on-site parking on an undersized lot that does not meet all requirements for a place of assembly.
- 4) **Docket #1532-22 – NYSE Group, Inc.**  
1700 Macarthur Boulevard, Block 139, Lot 4  
The Applicant is seeking Conditional Use Variance relief and Preliminary and Final Site Plan approval from the Township Board of Adjustment to remove the existing 160-foot monopole and equipment enclosure and install 2 180-foot lattice towers with each having microwave dish antennas and a 360 s.f. equipment enclosure.
- 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.mahwahtwp.org](http://www.mahwahtwp.org) 24 hours in advance for changes*