

**TOWNSHIP OF MAHWAH PLANNING BOARD  
REGULAR/WORK SESSION MEETING AGENDA  
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.  
MONDAY, JULY 24, 2023 AT 7:30 PM**

**MEETING AGENDA**

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL

II. APPROVAL OF BILLS:

Collier’s Engineering & Design	6/12/23	Meeting Attendance	\$200.00
Collier’s Engineering & Design	6/26/23	Meeting Attendance	\$200.00
Mark D. Madaio, Esq	6/12/23	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	6/26/23	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	1/2023	General and Litigation	\$915.00

III. APPROVAL OF MINUTES:

1. June 26, 2023

IV. RESOLUTIONS FOR MEMORIALIZATION:

1. **TA-23-0022 – Walgreen Eastern Co., Inc.**  
1000 Macarthur Boulevard, Block 135.01, Lot 65,  
Tenant Application, Resolution of Approval.
2. **Master Plan Consistency Review of Ordinance No. 2011** – An Ordinance of the Township of Mahwah, Amending and Supplementing Chapter 22, Entitled “Site Plan Review”, Section 22-6.2, Entitled “Off-Street Parking”, and Section 22-6.3, Entitled “Off-Street Loading”, and Amending and Supplementing Chapter 24, Entitled “Zoning”, Attachment 4, Attachment 5, and Section 24-5.6, Entitled “Buffer Zone and General Landscaping Requirements” to Modify Certain Requirements Related to Warehouse and/or Distribution Uses, Resolution of Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARING(S):

1. **Docket #648 – Guido Realty LLC**  
295 State Highway Route 17, Block 63, Lot 10.01  
Preliminary and Final Site Plan,  
Soil Movement Permit Application (Soil Movement > 1,000 Cubic yards)  
Proposed New Automobile Sales Dealership and Auto Service Facility

2. **Docket #645 – Crossroads Developers Associates LLC and Garden Crossroads LLC dba Crossroads Logistics Center – *To be Adjourned to the August 14, 2023 meeting.***

1 International Boulevard, Block 26, Lot 2 and Block 183, Lot 1 (including Block 26, Lots 10 and 11)

Preliminary and Final Site Plan and Soil Movement Permit Applications for the Phased Development of warehouse buildings, with Phase I, consisting of Building A at 671,072 square feet and Phase II, consisting of Building B at 1,015,752 square feet.

VII. WORK SESSION:

A) NEW BUSINESS:

B) OLD BUSINESS:

C) COMMITTEE REPORTS:

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.*