

**TOWNSHIP OF MAHWAH
COMBINED WORK SESSION AND PUBLIC MEETING AGENDA
MONDAY, MARCH 24, 2025**

Honorable Anthony J. Gianni Jr. Chambers
Richard J. Martel Municipal Center
475 Corporate Drive, Mahwah, New Jersey

7:00 pm

COUNCIL PRESIDENT'S STATEMENT

SALUTE TO THE FLAG

MOMENT OF SILENCE

- Veterans and Those Serving in the Military

ROLL CALL: _____ Ariemma; _____ Donigian _____ Ervin; _____ Ferguson; _____ May;
_____ Paz; _____ Wong

MAYOR'S PROCLAMATION

Radon Action Month

WORK SESSION

SUBMISSION OF BILLS AND CLAIMS

ENGINEERING

- 1a. Authorization; Release of Guarantees; Docket No 627; Lock Up Mahwah, LLC; 12 Leighton Place; Block 173, Lot 139
- 1b. Authorization; Change Order No 1 (Final); Commodore Perry Fence Improvement Project; Bid No. 24-04; MA 1974
- 1c. Verbal Status Report

LEGAL

- 2a. Authorizing Execution of a Subordination of Reverter Agreement With M&T Bank in Connection With The Property Located At 70 Island Road (Lot 74, Block 56) (BCUW/Madeline Housing Partners, LLC)
- * 2b. Resolution of the Council of the Township of Mahwah Committing to Round 4 Present and Prospective Need Affordable Housing Obligations in Agreement with the New Jersey Builder's Association and Fair Share Housing Center

ADMINISTRATION

- 3a. Recreation and Pool Fees for 2025
- 3b. Authorization; Disbursement of Funds; BCIA Payment #71; SESI Consulting Engineers; DPW Project
- 3c. Authorization; Governor's Council on Substance Use Disorder Fiscal Grant Cycle October 2020-June 2026
- 3d. Cancellation of 2024 Property Taxes, Block 70 Lot 37, Block 70 Lot 38 and Block 70 Lot 40 (Lotito)
- * ~~3e. Chapter 159; Municipal Alliance Funds~~ Removed
- 3f. Transfer of Appropriation Reserves
- 3g. Emergency Temporary Appropriations

ADMINISTRATION (Continued)

- 3h. Resolution for Municipalities to Confirm Endorsement of Community Development Projects; Bergen County Community Development Program; New Concepts for Living; 105 Church Street
- 3i. Authorization; Purchase of one First Responder Vehicle for MEMS from Route 23 AutoMall; Utilizing BC Bid 24-43; in the amount of \$57,816.95
- 3j. Authorization; Refund of Certain Overpayments Tax Department; B 167, Lot 45.02
- 3k. Authorization; Amendment; 2025 Professional Services Contract; Colliers Engineering and Design, Inc.
- 3l. Authorization; Disbursement of Funds; BCIA Payment #72; Brockwell & Carrington; DPW Project

TOWNSHIP COUNCIL

- 4a. Fence License Agreement; 52-54 Beveridge Road; Block 98 Lots 7-9
- 4b. Firefighter Application; C. Machleder, Fire Company #2
- 4c. Liquor License Expansion of Premises; Mason Jar Restaurant LLC
- * 4d. Resolution of the Township of Mahwah, County of Bergen, State of New Jersey, Opposing Senate Bill 1408
* Authorizing Automatic Conversion of Certain Office Parks and Retail Centers to Mix-Use Residential Developments Without Regard for Local Zoning

PUBLIC PORTION

- Prior to speaking, each Speaker shall provide their Name and Address. However, if you are a Township resident who has been verified by the Office of Information Privacy as a covered person under Daniel's Law, do not provide your address.
- Mahwah Residents shall speak first
- In this Public Portion, Speakers may speak about any topic
- Speaker must direct questions or comments to the Council President
- There will be no back-and-forth dialogue between the Speaker and Representatives on the dais
- When the Speaker is finished with statement or questions, the Council will respond as appropriate
- Each Speaker shall be limited to 3 minutes, when 3 minutes expires, Council will move on to the next Speaker
- This Public Portion shall be a maximum of 30 minutes
- Speakers may only speak once during each Public Portion

PUBLIC MEETING

APPROVAL OF BILLS AND CLAIMS

APPROVAL OF MEETING MINUTES

Special Council Meeting Minutes January 29, 2025

Special Closed Council Meeting Minutes January 29, 2025

Combined Work Session and Public Meeting Minutes February 3, 2025

REPORTS OF TOWNSHIP COUNCIL and MUNICIPAL CLERK

TOWNSHIP COUNCIL; COMMENTS, COMMUNICATIONS AND REPORTS OF SUBCOMMITTEES

REPORTS OF MAYOR and BUSINESS ADMINISTRATOR

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***ORDINANCE-INTRODUCTION**

#2051 An Ordinance of the Township of Mahwah, County of Bergen, State of New Jersey, Amending Section 9-1, Use Regulations, of the Township Code to Waive Recreational Facilities Use Permit Fees for Township Non-Profit Organizations

ORDINANCE – PUBLIC HEARING

- #2049** Calendar Year 2025 Ordinance to Exceed the Municipal Budget Appropriation Limits and To Establish a Cap Bank (N.J.S.A. 40a: 4-45.14) (Carried to April 7)
- #2050** Bond Ordinance Providing for Various Capital Improvements in and by the Township of Mahwah, in the County of Bergen, New Jersey, Appropriating \$2,545,000 Therefor and Authorizing the Issuance of \$2,417,750 Bonds or Notes of the Township to Finance Part of the Cost Thereof

RESOLUTION

- #137-25** Authorizing Execution of a Subordination of Reverter Agreement with M&T Bank in Connection with the Property Located at 70 Island Road (Lot 74, Block 56) BC UW/Madeline Housing Partners, LLC)

PUBLIC HEARING

Authorizing Execution of a Subordination of Reverter Agreement with M&T Bank in Connection with the Property Located at 70 Island Road (Lot 74, Block 56) (BC UW/Madeline Housing Partners, LLC)

CONSENT AGENDA

There will be no separate discussions of Resolutions below. If discussion is desired by any Councilmember on any Resolution(s), that Resolution(s) will be removed from the Consent Agenda

- #138-25** Authorization; Release of Guarantees; Docket No 627; Lock Up Mahwah, LLC; 12 Leighton Place; Block 173, Lot 139
- #139-25** Authorization; Change Order No 1 (Final); Commodore Perry Fence Improvement Project; Bid No. 24-04; MA 1974
- #140-25** Recreation and Pool Fees for 2025
- #141-25** Authorization; Disbursement of Funds; BCIA Payment #71; SESI Consulting Engineers; DPW Project
- #142-25** Authorization; Governor's Council on Substance Use Disorder Fiscal Grant Cycle October 2020-June 2026
- #143-25** Cancellation of 2024 Property Taxes, Block 70 Lot 37 (Lotito)
- #144-25** Cancellation of 2024 Property Taxes, Block 70 Lot 38 (Lotito)
- #145-25** Cancellation of 2024 Property Taxes, Block 70 Lot 40 (Lotito)
- #146-25** ~~Chapter 159; Municipal Alliance Funds~~ **Removed**

Township of Mahwah Combined Work Session and Public Meeting Agenda
March 24, 2025

CONSENT AGENDA (Continued)

- #147-25 Transfer of Appropriation Reserves
- #148-25 Emergency Temporary Appropriations
- #149-25 Resolution for Municipalities to Confirm Endorsement of Community Development Projects; Bergen County Community Development Program; New Concepts for Living; 105 Church Street
- #150-25 Authorization; Purchase of one First Responder Vehicle for MEMS from Route 23 AutoMall; Utilizing BC Bid 24-43; in the amount of \$57,816.95
- #151-25 Fence License Agreement; 52-54 Beveridge Road; Block 98 Lots 7-9
- #152-25 Firefighter Application; C. Machleder, Fire Company #2
- #153-25 Liquor License Expansion of Premises; Mason Jar Restaurant LLC
- #154-25 Authorization; Refund of Certain Overpayments Tax Department; B 167, Lot 45.02
- #155-25 Authorization; Amendment; 2025 Professional Services Contract; Colliers Engineering and Design, Inc.
- #156-25 Authorization; Disbursement of Funds; BCIA Payment #72; Brockwell & Carrington; DPW Project
- * #157-25 Pool Fees for 2025
- * #158-25 Resolution of the Township of Mahwah, County of Bergen, State of New Jersey, Opposing Senate Bill 1408 Authorizing Automatic Conversion of Certain Office Parks and Retail Centers to Mix-Use Residential Developments Without Regard for Local Zoning
- * #159-25 Resolution of the Council of the Township of Mahwah Committing to Round 4 Present and Prospective Need Affordable

OLD BUSINESS Housing Obligations in Agreement with the New Jersey Builder's Association and Fair Share Housing Center

1. Repairs to Fire Trucks
2. Garbage Collection – In-House
3. Cell Phone Charging Stations
4. Electric Charging Stations
5. NJ Transit Access Link/Inter-Township Transportation
6. NJ Train Station
7. ~~Campgaw Road and Seminary Drive Intersection~~
8. Railroad Avenue
9. Business Improvement District
10. Cell Tower in Rio Vista
11. Vehicle Audit
12. Sidewalks on Airmont Avenue

NEW BUSINESS

ADJOURNMENT

THIS AGENDA IS SUBJECT TO CHANGE