

**TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, JUNE 4, 2025 AT 7:30 PM
AGENDA**

- I. CHAIRMAN’S OPENING STATEMENT, FLAG SALUTE, ROLL CALL
- II. APPROVAL OF BILLS:
Sophy Sedarat, Esq. May 7, 2025 Meeting Attendance \$250.00
- III. APPROVAL OF MINUTES: May 7, 2025
- IV. RESOLUTION FOR MEMORIALIZATION:
1) Docket #1582-24 – 644 Wyckoff LLC
644 Wyckoff Avenue|14 Lehman Street, Block 159, Lots 12, 44
Application for a Use Variance for existing Commercial Use/Outdoor storage in a residential zone, proposed subdivision of two existing lots to create three new lots, proposed demolition of existing structures on Lot 12 and construct a new two-story single-family home with pool/patio; several bulk variances and acknowledgement of existing non-conformities (lot area, lot width, number of principal buildings, number of accessory structures, accessory structure setback, fence height and identification signage), Resolution for Approval.
- V. OPEN TO THE PUBLIC: 15 MINUTES
- VI. PUBLIC HEARINGS:
1) Docket #1591-25 – Vincent E. Vitti
860 Wyckoff Avenue, Block 181, Lots 5 & 6
Application for a Use Variance to allow medical office uses within an existing building, which is not permitted in the GI80 Zone, Adjourned to June 18, 2025.
2) Docket #1588-24 – Kiran Patel
6 Adams Court, Block 177, Lot 13.06
Application for “C” Variances including several minimum setbacks not being met, exceeding the maximum Lot Coverage and Improved Lot Coverage percentages to construct an inground swimming pool with patio, Carried to August 6, 2025.
3) Docket #1589-25 – Bolla Oil Corporation
193 Route 17 North, Block 55, Lots 2-4
Application for “C” Variances to update and replace existing signage on the property.
4) Docket #1590-25 – Bolla Oil Corporation
198 Route 17 South, Block 132, Lot 10
Application for “C” Variances to update and replace existing signage on the property.
5) Docket #1584-25 – Valerie Jahn
16 Jahn Court, Block 152, Lot 69.01
Application for “C” Variance to allow chickens on the property, Adjourned to June 18, 2025.
- 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 24 hours in advance for changes