

TOWNSHIP OF MAHWAH
BOARD OF ADJUSTMENT REGULAR/WORK SESSION MEETING
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
WEDNESDAY, OCTOBER 22, 2025 AT 7:30 PM
AGENDA

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

II. APPROVAL OF BILLS:

Sophy Sedarat, Esq.	October 8, 2025	Meeting Attendance	\$250.00
Sophy Sedarat, Esq.	October 16, 2025	General Time	\$742.50
Colliers Engineering & Design	June 4 & 18, 2025	Meeting Attendance	\$500.00

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTION FOR MEMORIALIZATION:

1) Docket #25-1605 – APM Management (NJ) Inc.

389 Route 17 North, Block 63, Lot 1

Application for "C" Variances to rebrand signage from Valero to Citgo including proposed canopy and pylon signage, Resolution for Approval.

2) Docket #25-1606 – Mei-Ching Chan

113 Winter Place, Block 70.02, Lot 116

Application for "C" Variances to install an above-ground swimming pool in a front yard and installation of 6-foot fence in a front yard, Resolution for Approval.

3) Docket #25-1607 – Ben Jata

1 Willowbank Court, Block 152, Lot 44

Application for a "C" Variance to install a 6-foot fence in a front yard on a corner lot, Resolution for Approval.

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARINGS:

1) Docket #1559-24A – 7 Leighton Place, LLC

7 Leighton Place, Block 181, Lots 1, 3 & 4

Application for Amended Site Plan with "C" Variance and waiver for parking and lighting to expand the existing parking area by 29 additional spaces and create an outdoor fitness area on site, Adjourned from September 17, 2025.

2) Docket #25-1608 – Terence Matthews

14 Finn Court, Block 23.02, Lot 11

Application for "C" Variance for a side-yard setback to construct a proposed covered patio attached to the principal dwelling.

VII. WORK SESSION:

1. **NEW BUSINESS:** 2026 Tentative Meeting Dates
2. **OLD BUSINESS:**
3. **ITEMS FOR DISCUSSION:**

VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

Please check the Township website at www.mahwahwp.org in advance for changes.