

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING AGENDA
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, NOVEMBER 17, 2025 AT 7:30 PM
MEETING AGENDA**

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL

II. APPROVAL OF BILLS:

Mark D. Madaio, Esq	10/13/25 - 10/27/25	Meeting Attendance	\$500.00
Mark D. Madaio, Esq	October 2025	General & Litigation	\$1,089.00

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTIONS FOR MEMORIALIZATION:

1. **Master Plan Consistency Review of Ordinance No. 2070**, “An Ordinance of the Township of Mahwah, Amending and Supplementing Chapter 24, Entitled “Zoning”, to Define Co-Working Office, Instructional Use, Medical Office, and Surgical Center, and to Amend the Definition of Healthcare Facility, and to Amend the GI80 General Industry Zone Permitted Uses: and Amending and Supplementing Chapter 22, Entitled “Site Plan Review” to Amend Table 1, “Off-Street Parking Requirements”, Resolution of Approval
2. **Docket 544(S)-7-20.02 – The Turner Group**
7 Monroe Drive, Block 149, Lot 20.02
Soil Movement Permit Application for a Single-Family Dwelling
Proposed Soil Movement exceeds 1,000 cubic yards, Resolution of Approval
3. **Docket 544(S)-10-20.01 – The Turner Group**
10 Monroe Drive, Block 149, Lot 20.01
Soil Movement Permit Application for a Single-Family Dwelling
Proposed Soil Movement exceeds 1,000 cubic yards, Resolution of Approval

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARING(S):

1. **2025 MASTER PLAN REEXAMINATION REPORT: HIGHLANDS COUNCIL RMP CONSISTENCY” AS AN AMENDMENT TO THE TOWNSHIP OF MAHWAH MASTER PLAN**
For review and consideration.
2. **HIGHLANDS ELEMENT: MASTER PLAN SUPPLEMENT AS AN AMENDMENT TO THE TOWNSHIP OF MAHWAH MASTER PLAN**
For review and consideration.

VII. WORK SESSION:

A) NEW BUSINESS:

1. **Master Plan Consistency Review of Ordinance No. 2073**, “An Ordinance of the Township of Mahwah, Amending and Supplementing the Township Code, to Create a New Chapter 32, Entitled “Highlands Ordinance”, to Adopt the Highland’s Ordinance for Highlands Plan Conformance and Amending Chapter 22 “Site Plan Review” to Repeal Section 22-5.4 Entitled “Highlands Consistency Ordinance”.

B) OLD BUSINESS: None to Present

C) COMMITTEE REPORTS:

VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

Please check the Township website at www.mahwahtwp.org for changes.