

**TOWNSHIP OF MAHWAH PLANNING BOARD
SPECIAL/WORK SESSION MEETING AGENDA
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, MARCH 9, 2026 AT 7:30 PM**

MEETING AGENDA

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL

II. APPOINTMENT OF BOARD MEMBER:

Swearing In and Oath of Office administered by Mark Madaio, Esq., Board Attorney

Board Member	Class	Term
Gary Montroy	Alternate I	Jan. 1, 2026 – Dec. 31, 2026

III. APPROVAL OF BILLS:

Colliers Engineering & Design	9/29/25	Meeting Attendance	\$250.00
Colliers Engineering & Design	12/8/25	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	1/12/26	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	1/2026	General and Litigation	\$2,409.00

IV. APPROVAL OF MINUTES:

1. January 12, 2026 Reorganization Meeting
2. January 12, 2026 Regular Meeting

V. RESOLUTIONS FOR MEMORIALIZATION:

1. **Docket 680 - Hindu Samaj, Inc.**
247 West Ramapo Avenue, Block 132, Lot 1
Amended Site Plan and Soil Movement Permit Application, Resolution of Approval.

VI. OPEN TO THE PUBLIC: 15 MINUTES

VII. PUBLIC HEARING(S):

1. **AMENDED 2025 HOUSING ELEMENT AND FAIR SHARE PLAN, as an amendment to the Township of Mahwah Master Plan.**
For review, consideration and possible adoption.
2. **2026 MASTER PLAN & DEVELOPMENT REGULATIONS REEXAMINATION, as an amendment to the Township of Mahwah Master Plan.**
For review, consideration and possible adoption.

VIII. WORK SESSION:

A) NEW BUSINESS:

1. **Docket 683C - Molfetta Realty Group LLC**
135 West Ramapo Avenue, Block 55, Lot 26
Conceptual Hearing regarding an Amended Site Plan proposal

2. **Master Plan Consistency Review of Ordinance No. 2085, AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, AMENDING AND SUPPLEMENTING CHAPTER 24, ENTITLED “ZONING”, SECTION 8.4 “DEVELOPMENT FEES” TO UPDATE THE TOWNSHIP’S DEVELOPMENT FEE ORDINANCE IN ACCORDANCE WITH THE DECEMBER 2025 N.J.A.C. 5:99 REGULATIONS AND THE AMENDED FAIR HOUSING ACT, for review and possible adoption.**
3. **Master Plan Consistency Review of Ordinance No. 2086, AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, AMENDING AND SUPPLEMENTING CHAPTER 24, ENTITLED “ZONING”, SECTION 8.1 “(RESERVED)”, SECTION 8.2 “AFFORDABLE HOUSING REGULATIONS”, SECTION 8.3 “AFFORDABILITY CONTROLS”, AND SECTION 8.5 “TOWNSHIP SET-ASIDE” TO UPDATE THE TOWNSHIP’S AFFORDABLE HOUSING ORDINANCE IN ACCORDANCE WITH THE DECEMBER 2025 N.J.A.C. 5:99 REGULATIONS, DECEMBER 2025 UNIFORM HOUSING AFFORDABILITY CONTROLS, AND THE AMENDED FAIR HOUSING ACT, for review and possible adoption.**
4. **Master Plan Consistency Review of Ordinance No. 2087, AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, AMENDING AND SUPPLEMENTING CHAPTER 24, ENTITLED “ZONING”, TO ESTABLISH A NEW MIXED-USE DEVELOPMENT 3 OVERLAY DISTRICT AND TO SET FORTH THE STANDARDS AND CRITERIA APPLICABLE THERETO, for review and possible adoption.**
5. **Master Plan Consistency Review of Ordinance No. 2088, AN ORDINANCE OF THE TOWNSHIP OF MAHWAH, COUNTY OF BERGEN, STATE OF NEW JERSEY, AUTHORIZING A THIRD AMENDMENT TO THE REDEVELOPMENT PLAN FOR BLOCK 82, LOTS 1 AND 3 THROUGH 30 TO PERMIT AN INCLUSIONARY RESIDENTIAL DEVELOPMENT OF NO MORE THAN 60 UNITS AS REQUIRED BY A SETTLEMENT AGREEMENT WITH FAIR SHARE HOUSING CENTER, for review and possible adoption.**

B) OLD BUSINESS:

C) COMMITTEE REPORTS:

IX. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

Please check the Township website at www.mahwahtwp.org 24 hours in advance for changes.