

**TOWNSHIP OF MAHWAH PLANNING BOARD
REGULAR/WORK SESSION MEETING AGENDA
MUNICIPAL BUILDING, 475 CORPORATE DRIVE, MAHWAH, N.J.
MONDAY, JULY 27, 2026 AT 7:30 PM**

MEETING AGENDA

I. CHAIRMAN’S OPENING STATEMENT, ROLL CALL

II. APPROVAL OF BILLS:

Colliers Engineering & Design	6/15/16	Meeting Attendance	\$250.00
Mark D. Madaio, Esq	6/1/26 & 6/15/26	Meeting Attendance	\$500.00
Mark D. Madaio, Esq	6/2026	General and Litigation	\$33.00

III. APPROVAL OF MINUTES: None to Present

IV. RESOLUTIONS FOR MEMORIALIZATION: NONE TO PRESENT

V. OPEN TO THE PUBLIC: 15 MINUTES

VI. PUBLIC HEARING(S):

1. **Docket 684 - CarMax Auto Superstores, Inc.**

(Request to Adjourn to August 10, 2026)

231, 241, 251, State Highway 17, Block 59, Lots, 18, 19, 20.01

Preliminary and Final Site Plan Application and a Soil Movement Permit

Application to construct a Pre-owned Automobile Sales and Service facility with accessory improvements. Proposed Soil Movement exceeds 1,000 cubic yards

2. **Docket 686 – Lethbridge Development LLC**

1 Lethbridge Plaza, Block 63, Lot 6

Conditional Use, Tenant – The Farm Sports Performance & Fitness

3. **Docket 699 - Toll Mahwah LLC, *(Continued from July 13, 2026)***

Franklin Turnpike, East Ramapo Avenue, King Street

Block 82, Lots 1, 3-30

Preliminary and Final Site Plan Application and a Soil Movement Permit

Application with Proposed Soil Movement exceeding 1,000 cubic yards, for the construction of an inclusionary townhouse development consisting of sixty (60) units, of which 20% will be designated as affordable.

VII. WORK SESSION:

A) NEW BUSINESS:

B) OLD BUSINESS:

C) COMMITTEE REPORTS:

VIII. ADJOURNMENT:

THIS AGENDA IS SUBJECT TO CHANGE

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