

HAWTHORNE PLANNING BOARD
Minutes of February, 2020 Work Session

The February, 2020 work session of the Hawthorne Planning Board was called to order on February 4, 2020 at 7:00 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Chairman Garner called the roll. Members that were absent from the meeting were Mrs. Zakur. Chairman Garner announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

MINUTES

1. On a motion made by Mr. DeAugustines and seconded by Ms. DiMattia the Board approved the minutes of the January regular meeting.

BILLS

1. A motion was made by Ms. DiMattia, seconded by Vice Chairman Lucibello, and approved by a vote of 7-0 to approve payment of a bill for the North Jersey Media Group for Invoice No. 0003977821 in the amount of \$59.40.

RESOLUTIONS

1. With regard to the application of U Name It, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its January 14, 2020 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of You Design & We Print, Felix Gomez, owner appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises as a printing business. Services that will be provided are printing, copying and shipping. At this time there will be no other employees. Hours of operation are 8:00 am to 6:00 pm Monday through Friday, closed Saturday. Two parking spaces in front of the garage are allocated to the applicant. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Ms. DiMattia and approved by a vote of 7-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

CORRESPONDENCE-None

OLD BUSINESS -None

NEW BUSINESS

1. With regard to the application of L&L Builders Corp., Robert J. Landel Esq. appeared as attorney for the applicant, together with Thomas Donahue P.E. the applicant's engineer, and Leonard Turi, principal of the applicant. Mr. Siss noted the receipt of a written report dated December 31, 2019 from Board engineer Michael J. Kelly. Mr. Landel gave the board an overview of the applicant's proposal for a minor subdivision of the subject property. He indicated that the lot line would be moved to the south creating two conforming lots with no variances required, the application is classified as a minor subdivision.

Mr. Landel called Thomas Donahue P.E. from the firm Weissman Engineering Co. P.C. as his first witness. After being sworn he testified that his firm prepared the plans submitted in support of the application. He indicated that by moving the lot line to the south would make two conforming lots, going from one conforming and one nonconforming to two conforming lots in the R-2 zone. He noted that the new lots meet all the set back requirements in the R2 zone to be developed with a two family dwelling on each lot. Each dwelling would have two parking spaces, one in the driveway and one in the garage. Each dwelling would have a covered entry way built per ordinance. The existing two family home along with the garage and shed would be removed.

Mr. Turi was then sworn in to give testimony, he stated that it would be a side by side duplex with three bedrooms each with garages at grade. This would make the structure at three stories which is not allowed. He then stated the height of the houses would conform to the zone. It was suggested that a restriction be put in the deed stating that the garages not be used as storage and remain empty to be used as parking.

This matter was carried to the meeting of February 18, 2020 to give the Planner time to prepare a report on how this application would impact the character of the neighborhood.

PUBLIC

The meeting was then adjourned at 7:40 P.M.

Respectfully submitted,

Janice Patmos
Board Secretary