

Hawthorne Planning Board Minutes of February, 2018 Work Session

The February 6, 2018 meeting of the Hawthorne Planning Board was called to order at 7:30 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates except Mr. Ruta were present as well as Board engineer Michael J. Kelly, P.E. and Board attorney/secretary William A. Monaghan, III, Esq. Chairman Garner announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW – None

OLD BUSINESS

1. With regard to the application of **USA Transmission Depot, LLC**, Mr. DeAugustines advised the Board that the applicant has resolved his municipal court violations. Based on the suggestion of Mr. DeAugustines, the Board agreed to a minor revision of the memorializing resolution to be approved at the February regular meeting.

NEW BUSINESS

1. With regard to the application of **PPF SS 60 Goffle Road, LLC**, John Marmora, Esq. appeared as attorney for the applicant together with Robert Freud, P.E., the applicant's engineer, and Stanley Bonilla, representative of Safeguard Self Storage, for work session review of the application.

Mr. Monaghan confirmed receipt of the applicant's proof of notice and publication sufficient to confer jurisdiction by the Board. Mr. Monaghan also noted receipt of reports from the Board engineer and planner as well as the Borough Fire Department. Copies of the Fire Department and planner's reports were provided to Mr. Marmora.

Mr. Marmora then gave the Board an overview of the application. His client proposes to construct an approximately 100,000 square foot storage facility requiring site plan approval and "C" variance relief. He indicated that the documents filed in support of the application include site plans, architectural plans, a steep slope disturbance plan, a traffic impact statement and a stormwater management report. He advised the Board that he will present testimony from a representative of the applicant regarding the proposed use and operations at the site, from the applicant's engineer regarding the site plan and traffic/parking issues and from a planner regarding the requested variances.

Mr. Freud then briefly reviewed some of the engineering aspects of the application. He indicated that the proposed structure would have a footprint of approximately 25,000 square feet with three stories and a basement. He will provide testimony regarding measures to mitigate the disturbance of steep slopes on the site.

Board engineer Michael Kelly then reviewed some of the issues raised in his report. He requested that the applicant provide testimony in support of the variance requests, particularly with regard to the number of parking spaces, as well as the number of employees and hours of operation of the proposed facility. He indicated that he had no objection to the applicant's request for a waiver from the requirement to provide topographic information for the surrounding area. He also corrected his report to state that no variance is required with regard to the proposed retaining walls.

Mr. DeAugustines confirmed that the applicant has provided certification of payment of municipal taxes.

Stanley Bonilla, representative of Safeguard Self Storage, advised the Board that the proposed facility will contain approximately 800 storage units with usually one employee on the site. Testimony will be presented regarding site operation and anticipated traffic at the premises.

Mr. Marmora indicated that an application has been submitted to the Passaic County Planning Board.

The hearing was then opened for public comments without response.

Mr. Monaghan noted that reports from the Police Department and Environmental Commission have not yet been received.

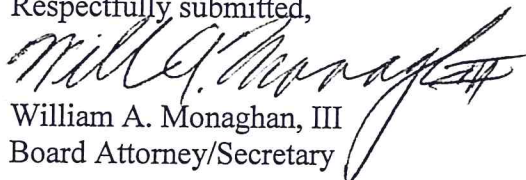
Mr. Marmora was advised that the application will be listed on the agenda for the February 20, 2018 Board meeting for commencement of the formal hearing.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:20.

Respectfully submitted,


William A. Monaghan, III
Board Attorney/Secretary