

## **Hawthorne Planning Board Minutes of March, 2018 Work Session**

The March 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 Vice Chairman Lucibello, Mr. DeAugustines and Mr. Meier 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**

1. Mr. Monaghan distributed copies of a letter dated February 16, 2018 from the Passaic County Planning Board listing the conditions for County approval of the site plan application for PPF SS 60 Goffle Road, LLC (self-storage facility).

### **CERTIFICATE OF COMPLIANCE PLAN REVIEW**

1. With regard to the application of **Billy's Midway**, William Smith, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the second floor of the subject premises as an arcade featuring vintage pinball, video and computer games. The games would not be coin operated and patrons would pay an hourly charge. A maximum of three employees would be required to operate the facility. In response to concerns raised by Board members, the applicant indicated that he anticipated his customers to be predominantly adults based on the type of devices offered. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Ruta and approved by a vote of 6-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the conditions: 1) Installation of exterior locks on the second floor restrooms with access to be controlled by the second floor tenants; 2) Approval is based on use of non-coin operated devices only; and 3) The Board retains jurisdiction for one year from the date of opening to review the operation of the facility.
2. With regard to the application of **Goffle Creamery**, Alyssa Penna, wife of the owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease the subject premises as a retail ice cream store offering ice cream, gelato, Italian ice and other ice cream novelties. No on premises consumption is anticipated. One full-time and two part-time employees would be required to operate the business. Eight on-site parking spaces would be allocated to the applicant by lease. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mrs. Zakur and approved by a vote of 6-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

3. With regard to the application of **Prius Rebuilders LLC**, Mark Sokol, owner of the applicant, appeared together with Marco Scaba, representative of the property owner. After being sworn, they testified that the applicant proposes to lease the subject premises for the operation of a business which tests, refurbishes and re-sells hybrid batteries from electric powered vehicles. The applicant indicated that the business would not cause any safety or environmental issues. Deliveries are generally made by UPS and/or Federal Express. Four employees would be required for the operation of the business. On-site parking is available. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mr. Ruta and approved by a vote of 6-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the condition that the Board retains jurisdiction for one year to review any traffic issues resulting from the operation of the business.

### **OLD BUSINESS**

1. With regard to the former Lukoil gas station at the corner of Rea Avenue and Goffle Road, the Board directed the Board attorney to send a letter to the operator of the convenience store on the premises and the property owner indicating that unless a new gas station is operating at the site by June 1, 2018, the convenience store will be closed based on violation of the applicable zoning ordinance.
2. With regard to the **Hawthorne Gospel Church**, Mr. Monaghan reported the receipt of a letter from Darryl Siss, Esq., attorney for the applicant requesting an extension of the variance approvals granted in connection with the site plan approval in September, 2016. Mr. Siss indicated that the church project is dependent on fundraising which is anticipated to be completed shortly so that construction can commence this year. After brief discussion, a motion was made, seconded and unanimously approved to grant an extension of the variance approvals for a period of one year from March 6, 2018.

### **NEW BUSINESS**

1. Michael Glovin, Esq., Passaic County Assistant County Counsel and Jonathan Pera, P.E., Principal Engineer for Passaic County appeared at the Board's request for a courtesy review of the County's plans for improvements to the Goffle Brook Athletic Fields. Mr. Pera described the project which involves the reconfiguration of the softball fields from three fields to two fields and enlargement of the soccer fields. The safety of the softball fields will be upgraded by new backstops and sod will be installed for the softball outfields and soccer fields with irrigation. No lighting is proposed and no changes will be made to the parking area. The presentation was opened for public comment without response. The Board thanked Mr. Glovin and Mr. Pera for their appearance and presentation.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:55.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary