

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

The June 5, 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 were present as well as Michael J. Kelly, P.E., Board engineer, Thomas Behrens, P.P., Board planner 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

### **RESOLUTIONS**

1. With regard to the application of **Realty Associates, Inc.**, a motion was made by Mr. Matthews, 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 June 5, 2018 meeting.

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

1. With regard to the application of **MAC Construction Management**, no one appeared on behalf of the applicant. A motion was made, seconded and unanimously approved to deny the application without prejudice for lack of prosecution.
2. With regard to the application of **McDunneys**, David McGoldrick, one of the partners, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the three store fronts on the first floor of the premises as a bar, restaurant and party room. He advised the Board that he has made tentative arrangements for off-site parking. Approximately ten employees would be required for the operation of the business. The applicant will consider establishment of a smoking area in the rear of the building. 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 7-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the following conditions: 1) Transfer of the liquor license for the operation of the proposed bar, and 2) Outdoor dining is permitted, but no alcoholic beverages may be consumed outside of the premises.

**OLD BUSINESS** – None

### **NEW BUSINESS**

1. With regard to the application of **Royal Realty, LLC**, Jerome A. Vogel, Esq. appeared as attorney for the applicant for work session review of the application.

Vice Chairman Lucibello, Mayor Goldberg and Mr. Ruta recused themselves from hearing the application.

Mr. Vogel gave a brief overview of the applicant's proposal for site plan approval of a multi-unit residential building. He indicated that 29 units are proposed which complies with the standards in the R-3 Zone. He listed the variances required for approval of the application. He stated that the proposed structure does not require a height variance.

Mr. Monaghan noted the receipt of the most recent revision of the applicant's site plan dated May 18, 2018. Mr. Kelly advised the Board that he had reviewed the latest revision and requested that the applicant provide additional detail on the proposed grass pavers and confirm the impervious area of the pavers. He also indicated that he took no exception to the applicant's requests for waivers. He noted the items in his report which will require testimony/clarification from the applicant, including the definition of "story".

Board planner Thomas Behrens indicated that his office had reviewed the prior applications as well as the current application and would submit a memorandum to the Board addressing planning issues including compliance with affordable housing requirements.

The hearing was then opened for public comment. Susan Rubright, Esq. appeared as attorney for a group of objectors to the application. She requested copies of the most recent plans as well as the revised traffic study and Mr. Kelly's report. Mr. Vogel agreed to provide the requested documents. Mr. Behrens will also provide a copy of his report at the time of submission to the Board.

Mr. Vogel was then advised that the formal hearing will be listed on the agenda for the June 19, 2018 Board meeting with no further requirement for notice or publication based on the affidavits of service and publication submitted by Mr. Vogel for this meeting.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:15.

Respectfully submitted,



William A. Monaghan, III  
Board Attorney/Secretary