

Hawthorne Planning Board Minutes of July 2019 Regular Meeting

The July 16, 2019 regular 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, Chairman Garner called the roll. All members and alternates were present as well as Board attorney, Darryl Siss Esq. and secretary Janice Patmos, absent were Ms. DiMattia, Mr. Matthews arrived at 7:38 PM and John Yakmik, P.E in for Michael J. Kelly P.E. 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 Mayor Goldberg and seconded by Mr.Meier the Board approved the minutes of the July work session.

BILLS

1. A motion was made by Mayor Goldberg and seconded by Vice Chairman Lucibello and approved by a vote 6-0 to approve payment of the bills of the Hawthorne Press for Invoice No. 991674 in the amount of \$ 46.02 and Invoice No. 991679 in the amount \$ 17.94.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of Good Dog Pet Training , attorney John Veteri together with Anne Pless owner appeared on behalf of the applicant . After being sworn they testified that the applicant proposes to lease the subject premises as a dog training classes with private lesson and doggie day care services. The doggie day care services would only be offered to the clients attending classes not open for the public. The dogs would not stay over night. The Board had concerns about where the dogs would relieve them selves, noise and odor from the operation. The applicant plans to set up a waste station in the parking lot next to the dumpster. The dogs would be walked along the strip of grass directly behind the parking lot. The tenants are aware of the use coming in and efforts would be made by the applicant to sound proof the interior. The applicant plans to install acoustic ceiling tiles, use Isole sheets for the walls and have custom panels made for the windows. The applicant believes that it would be more than sufficient. Even though this use is permitted in the B1 zone, the Board raised concerns with regard to the doggie day care. A motion was made by Mayor Goldberg and seconded by Mrs. Zakur to grant an adjournment so that the applicant would have time to talk to the landlord. This matter was carried to the August 6, 2019 meeting.

2. With regard to the application of Celtic Corner, David Mc Goldrick owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant is applying for seasonal outside dining. The dining area would be located up against the building on the sidewalk with adequate room for pedestrian traffic. At this time the applicant is not quite sure of how many tables would be located outside. The planters would be located to the other side of the building. A 5' X 3' barrier with metal piping with 20lb weights on the bottom would be installed. No smoking is permitted in the outdoor dining area, which will open until 11 PM. A motion was then made by Mayor Goldberg, seconded by Mrs. Zakur 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.

New Business

With regard to the application of VanDenBerg Realty LLC., Frank Battersby Esq. appeared as attorney for the applicant together with Mr. Bruce Rigg, P.E., The applicants engineer, and Mr. Albert VanDenBerg, principal of the applicant. Mr. Battersby made an opening statement in which he outlined his client's proposal for a Minor subdivision located at 146 Florence Avenue. The property fronts Utter Avenue, Florence Avenue, and Fourth Avenue. The bulk of the property is located in the I1 zone with three building that are used for commercial use. The property that fronts Fourth Avenue is located in the R2 zone and is unimproved and not used in connection with the commercial use. The applicant is seeking to subdivide the property for the construction of a two family house which is permitted in that zone.

Mr Battersby asked Mr. Rigg to describe the property. It was noted that the Board members did not receive the revised plans dated May 13, 2019. Mr Rigg stated that there were no changes to the subdivision, the issue at hand was the original plans were drawn using the Borough zoning map on line which showed the entire property in the I1 zone creating a use variance. After speaking and receiving an updated letter from Mr. Kelly, the only difference in the new plan is the zone line. This subdivision will create some minor deficiencies. In the R2 zone a two family is required to have a lot size of 6,500 square feet, the proposed lot is 6,113 square feet and the minimum lot area required for each unit is 3,250 square feet and the proposed lot is 3,056.5 square feet per unit. In addition the minimum lot width for a two family is 65 feet, proposed is 50.94 feet, combined side yard setback of 20 feet instead of he required 25 feet. This is to allow for a 35 foot wide house with a two car garage as part of the structure rather than a detached garage in the rear of the property. The Board raised concerns that this would only provide two parking spaces in the driveway and that the garage would be used as storage. The applicant acknowledged that by putting the garage in the

rear of the property would also result in parking issued due to the fact the driveway would provide only a single lane access. The applicant agreed to a double-deep garage . A motion was then made by Mr. Matthews, and seconded by Mrs. Zakur and approved by a vote of 6-0 to grant the application for a Minor Subdivision subject to preparation of a memorializing resolution by the Board Attorney.

OLD BUSINESS-None

PUBLIC

The meeting was then opened for public comment without response.
The meeting was then adjourned at 8:40.

Respectfully submitted,

Janice Patmos
Board Secretary

