

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

The September 4, 2018 meeting of the Hawthorne Planning Board was called to order at 7:31 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 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**

1. With regard to the application of **Big Baby Doggie Day Care**, no one appeared on behalf of the applicant. A motion was made, seconded and unanimously approved to deny the application without prejudice for failure to appear and proceed with the application.
2. With regard to the application of **USA Transmission Depot LLC**, no one appeared on behalf of the applicant. A motion was made, seconded and unanimously approved to deny the application without prejudice for failure to appear and proceed with the application.

### **OLD BUSINESS**

1. With regard to **Star Cups**, convenience store located at the former Lukoil gasoline station at 716 Goffle Road, Mr. Monaghan reported the receipt of a letter from Shotmeyer Brothers, Inc. requesting a further extension of time to obtain a replacement gasoline station and mini mart operator. Since the convenience store is permitted to operate only as an accessory use to the gasoline station and since the present operator of the convenience store will be replaced when the new gasoline station opens, the Board did not feel that the convenience store should be permitted to continue to operate at the premises during the conversion. The Board had previously granted an extension from May through September. After discussion, a motion was made, seconded and unanimously approved to direct the Zoning Official to rescind the convenience store's Certificate of Compliance as of September 15, 2018.
2. With regard to the application of **300 Lincoln Avenue LLC**, Antonio Perez, principal of the applicant appeared together with Javier Quijano, project manager and architect's representative, to request amended site plan approval. Board engineer Michael Kelly advised the Board that based on his review of an as-built survey submitted by the applicant, he prepared a letter dated July 17, 2018 to the Borough Construction Code Official regarding discrepancies between the Planning Board's approval and the as-built conditions. Mr. Kelly then discussed with the Board and the applicant and his representative the issues raised in his review letter

and the applicant's requests for changes to the Board's previous site plan approval. After extended discussion, a motion was made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to grant the applicant's request for amended site plan approval as follows:

1. Relocation of the dumpster with a chain link fence and slats subject to submission of a drawing for review and approval by the Board engineer. Incoming electric service mast to be raised to a safe height. Applicant to make arrangements for private garbage collection.
2. Parking spaces to be re-stripped for nine foot width. Due to requirement for van accessible space, parking variance revised to permit 27 parking spaces.
3. Substitution of grass instead of pavers between the sidewalk and parking lot.
4. The existing pole lights permitted to remain.
5. No flag pole shall be required unless required for Passaic County Planning Board approval.
6. The existing free-standing sign shall be permitted to remain.
7. The applicant shall be permitted to add canopies on each of the retail units as shown on a revised plan. The canopies shall be black in color with no graphics on the canopies.
8. All other items noted in Mr. Kelly's letter dated July 17, 2018 and not specifically modified above shall be addressed by the applicant as conditions precedent to issuance of a Certificate of Occupancy.

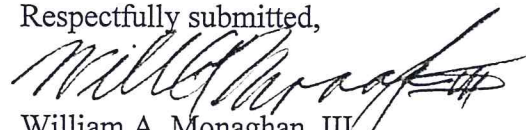
**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:06.

Respectfully submitted,



William A. Monaghan, III  
Board Attorney/Secretary