

Hawthorne Planning Board Minutes of October, 2018 Work Session

The October 2, 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 Mayor Goldberg and 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

1. With regard to the application of **902 Goffle Rd. Inc.**, Sukhjinder Singh, owner, appeared on behalf of the applicant. After being sworn, he testified that he proposes to purchase the subject property for the operation of a gasoline service station and automobile repair shop. He indicated that he has twenty two years experience operating similar businesses. The subject property was previously used as a gas station and auto repair shop but has been vacant for a number of years. Extended discussion took place among Board members and the Board attorney regarding the issue of abandonment of the prior non-conforming use. Mr. Monaghan offered his opinion that each case of possible abandonment must be decided on its own merits and based on the facts of each situation. He indicated that there is no statutory time period governing abandonment. Several Board members felt that the present situation constituted abandonment and suggested that the applicant should be referred to the Board of Adjustment for a use variance application.

Mr. Monaghan then questioned the applicant to confirm that he understood that if approved, he would not be permitted to operate a convenience store as an accessory use. The applicant indicated his intent to seek approval for a convenience store in the future. Based on the applicant's testimony, Mr. Monaghan advised him that the Board would deny the application. After further discussion, the applicant agreed to withdraw the application.

Chairman Garner then opened the hearing for public comment. Several property owners in the immediate neighborhood expressed vehement opposition to the re-opening of a service station at the site based on the residential zoning of the property, the extended vacancy and non-use of the property and concerns with the possible environmental impact of the re-opening of a service station.

OLD BUSINESS – None

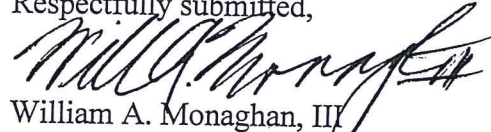
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:35.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary