

**BOROUGH OF HAWTHORNE  
PLANNING BOARD  
RESOLUTION**

**APPLICANT: BERGEN MOBILE CONCRETE, INC.**  
**PROPERTY: BLOCK 9, LOT 11, KNOWN AS 63-73 GOFFLE ROAD**

**WHEREAS**, applicant received site plan and variance of approval for improvements to the property by Resolution of the Planning Board dated January 17, 2017; and

**WHEREAS**, the improvements approved included renovations to the existing structure on the property and the construction of covered bins in the rear of the property used for the storage of concrete product; and

**WHEREAS**, the applicant proposes to reduce the height of the main structure on the street side and to revise the type of covering for the bins; and

**WHEREAS**, the applicant appeared before the Board at its meeting on August 20, 2019 to present testimony concerning the proposed revisions; and

**WHEREAS**, the applicant was represented by Rob Landel, Esq.; and

**WHEREAS**, at the hearing the applicant introduced the following exhibits:

A-1 Plans prepared by Rigg Associates, P.A. dated August 3, 2016 with a final revision date of May 30, 2019 consisting of four pages.

A-2 Plans prepared by Elkin/Sobolta & Associates dated June 11, 2019, consisting of four pages.

**WHEREAS**, the Board also considered a report from the Planning Board engineer, Boswell Engineering, dated July 1, 2019; and

**WHEREAS**, the Board heard testimony from an owner of the applicant, Matthew Bishop, who testified as follows:

He is the owner of the applicant and has been involved in the approval and construction process for this property. The original approved plans provided for a metal roof structure over the bins in the rear of the property. The approved roof system would have three separate roofs which were interconnected over the bins. Upon further review of the proposed roofing system, he was concerned that during snowfalls the snow would fall between the roof structures and be caught there. In addition, upon further investigation he found that the roofs do not weather well as they will rust and would need to be painted and repainted. In order to replace this roof system the entire roof structure would need to be taken down and replaced. The proposed roof structure

is vinyl and designed as one structure over all of the bins. The vinyl will last much longer, and in the event that it must be replaced, the vinyl only may be replaced and not the entire supporting structure. The proposed height of the proposed structure is 28 feet, which is the same height as the approved roof.

With respect to the proposed change to the roof height on the main building, the original approval was for a 25-foot height at the front wall of the building, along Goffle Road. Upon further review, he realized that he did not need that height in the front and proposes to reduce it to 18 feet. The height of the roof structure in the rear of the building will remain at 25 feet, which will provide a visual buffer for the rear structures. He also advised the Board that one of the two approved overhead doors will be eliminated so that there will be only one overhead door located on the south side of the building.

**WHEREAS**, the applicant presented testimony from Michael Elkin, who was accepted by the Board as an expert in the field of architecture and planning and who testified as follows:

He confirmed the testimony of Mr. Bishop with respect to the heights of the main building and the rear structure. He agreed that the vinyl structure over the bins is a better solution, as it will last longer and is easier to replace. He confirmed that the overall height of that structure would be 28 feet, which is the same as the previously approved structure.

With respect to the principal building, it was his opinion that the reduced height in the front would create an aesthetic improvement to the general public and Goffle Road in particular. He confirmed that leaving the rear part of the roof at a height of 25 feet would provide the same visual buffer for the structures in the rear of the property.

WHEREAS, the Board engineer confirmed the heights of the two structures as testified by the applicant and agreed that proposed structure over the bins is structurally sound and a better alternative than the original design; and

**WHEREAS**, the Board makes the following findings of fact:

1. The applicant proposes to reduce the height of the main building in the front from 25 feet to 18 feet. The height of 25 feet will be maintained in the rear of the building. The Board finds that the reduced height is a benefit as the building will be less of an imposition aesthetically on the adjoining properties and Goffle Road, while maintaining the height of 25 feet in the rear will continue to act as a visual buffer for the improvements in the rear of the property.

2. With respect to the roof system proposed over the bins in the rear of the Property, the height will be the same as the roof previously approved by the Board. Based on the testimony of the applicant's expert witness, which the Board finds credible and convincing, and based on the advice of the Board's engineer, the proposed roof structure will be an aesthetic improvement and will be as structurally sound as the originally proposed roof system.

3. The elimination of the one overhead door will not have any negative impact on the operation of the Property or the public.

4. The proposed revisions are relatively minor and do not affect the development of the site such that a formal amended site plan application is required.

**NOW THEREFORE, BE IT RESOLVED**, by the Planning Board that based on the above findings of fact and conclusions of law, the proposed revisions to the site as set forth above are hereby approved on the condition that all improvements be in accordance with the testimony provided and in accordance with the plans described herein. The Board has no objection to the lifting of any stop work order issued based on the revisions to the previously approval granted outlined herein.

**BE IT FURTHER RESOLVED**, that the Chairman and Secretary of the Board are hereby authorized to affix their signatures to this Resolution granting the aforementioned approval.

Approved:

**Planning Board of the Borough of Hawthorne**

By:

  
WALTER GARNER III, *Chairman*

  
JANICE PATMOS, *Secretary*

Date: