

WHEREAS, application has been made to the Hawthorne Planning Board by **300 Lincoln Avenue, LLC** for amended site plan approval for property commonly known as 300 Lincoln Avenue and also known as Block 120, Lot 13, on the Borough Tax Map; and

WHEREAS, the Board previously granted site plan approval and variances which approval was memorialized in a resolution adopted by the Board on August 15, 2017; and

WHEREAS, during review by the Board engineer of the as-built survey submitted by the applicant several discrepancies were noted as to the Board's original approval; and

WHEREAS, the Board engineer submitted a review letter dated July 17, 2018, copies of which were distributed to Board members; and

WHEREAS, at its meeting on September 4, 2018, the Board heard testimony from the applicant's representatives, at which time the applicant's representatives requested that the Board amend its previous approval with regard to several of the issues noted in the Board engineer's review letter; and

WHEREAS, the Board heard and considered the comments of the Board engineer with regard to the applicant's requests for modification of the prior approval; and


WHEREAS, at its meeting on September 4, 2018, after considering the testimony of the applicant's representatives and the comments of the Board engineer, the Board approved a motion granting the application for amended site plan approval subject to preparation of a memorializing resolution:

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Hawthorne, that the application of **300 Lincoln Avenue, LLC** for amended site plan approval be and hereby is granted for the following changes to the Board's prior approval:

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.

9. All other items and conditions of the Board's prior approval shall remain in full force and effect and shall also be considered as conditions precedent to issuance of a Certificate of Occupancy.

The undersigned, Chairman of the Planning Board of the Borough of Hawthorne, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 16th day of October, 2018.



WALTER GARNER, III, Chairman