

## **Hawthorne Planning Board Minutes of April, 2011 Work Session**

The April 5, 2011 meeting of the Hawthorne Planning Board was called to order at 7:35 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 Mrs. Forshay 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.

1. With regard to the application of **Pfister Energy, Inc.**, Carl Klotz, Esq. appeared as attorney for the applicant together with Dieter Pfisterer, chief executive officer of the applicant corporation. After being sworn, he testified that the applicant is the contract purchaser of the property. The applicant proposes to utilize the entire site as an office and assembly/storage facility. The applicant is engaged in the business of installation of solar panels on the roofs of commercial buildings. The applicant would store solar panels outside on trailers or in containers. All outside storage would be in the rear of the existing building in a fenced area with no stacking of trailers or containers. Approximately eight engineers and eight clerical support staff would work at the site. Approximately twenty five on-site parking spaces are located on the site but some of the spaces would be used for outdoor storage of products. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Ms. DiMattia 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 with the condition that all outside storage of products will be located in the rear of the building with no stacking of containers or trailers.
  
2. With regard to the application of **Masse Marketing Corp.**, Kris Rangachari, owner, appeared together with Arnold Block, area manager for U-Haul. After being sworn, they testified that the applicant is requesting amended certificate of compliance approval for the addition of one-way U-Haul truck rental service at the premises. The applicant currently operates a gasoline station, convenience store and delicatessen at the site. Mr. Block submitted a sketch showing the proposed location of three U-Haul trucks on the site. He also indicated that another U-Haul location in Hawthorne would be closed if this application is approved. Board members raised concerns regarding the possible impact on the adjacent residences, and the allocation of existing parking based on the current multiple uses at the premises. Based on the request by Board members for a parking analysis using the square footage of the building, a motion was made, seconded and unanimously approved to adjourn the application to the May 3, 2011 Board meeting.

**OLD BUSINESS** – None

## NEW BUSINESS

1. With regard to the application of **Fulvio Grosso**, Patrick C. DeMarco, Esq. appeared together with the applicant, Fulvio Grosso and Bruce D. Rigg, P.E., the applicant's engineer, for work session review. Mr. DeMarco advised the Board that the applicant is seeking approval for a two lot subdivision with an existing residence to remain and a new two-family residence proposed for the lot to be created. Mr. DeMarco noted that a prior application for a three lot subdivision had been denied by the Board in 2006. Mr. Monaghan acknowledged the receipt of a report from Board engineer Michael Kelly dated March 10, 2011. Board members indicated that they had not yet received a copy of Mr. Kelly's report. Mr. Kelly indicated that the application is complete and briefly reviewed the issues raised in his report, including the requirement for testimony regarding the applicant's ability to address the significant steep slope variances. He advised the Board that the applicant's drainage proposal is satisfactory. Mr. DeMarco indicated that architectural plans for the proposed two family house had been recently submitted but Mr. Monaghan had not received copies. Mr. Monaghan also indicated that copies of the subdivision plans had been forwarded to the Environmental Commission, Shade Tree Commission, Police Department and Fire Department for review. Mayor Goldberg suggested that since approval of the application required the agreement of the Shade Tree Commission to the removal of a large tree on Borough property, the applicant should resolve that issue before proceeding further with the application. The hearing was opened for public comment without response. After brief discussion, a motion was made, seconded and unanimously approved to adjourn the hearing to the April 19, 2011 Board meeting subject to receipt of reports from the other reviewing agencies.

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:50 P.M.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary