

**Hawthorne Planning Board  
Minutes of August, 2016 Regular Meeting**

The August, 2016 regular meeting of the Hawthorne Planning Board was called to order on August 16, 2016 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 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.

**MINUTES**

1. On a motion made by Ms. DiMattia and seconded by Vice Chairman Lucibello, the Board approved the minutes of the July work session.
2. On a motion made by Mr. Ruta and seconded by Ms. DiMattia, the Board approved the minutes of the July regular meeting.

**CORRESPONDENCE** – None

**BILLS** – None

**RESOLUTIONS**

1. With regard to the application of **Goffle Automotive**, a motion was made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its July 5, 2016 meeting.
2. With regard to the application of **Enzo Porporino Landscaping**, a motion was made by Vice Chairman Lucibello, seconded by Ms. DiMattia and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its July 19, 2016 meeting.

**CERTIFICATE OF COMPLIANCE PLAN REVIEW** – None

**OLD BUSINESS**

1. With regard to the application of **Hawthorne Gospel Church**, Darryl Siss, Esq. appeared as attorney for the applicant. He made an opening statement giving the Board an overview of the application. He stated that his client was seeking site plan approval together with required variances and waivers. He indicated that a copy of the application had been sent to the Township of Wyckoff Planning Board since a small part of the subject premises is located within Wyckoff. He represented that the Wyckoff Planning Board did not require review of or participation in the

application. He acknowledged receipt of Board engineer Michael Kelly's revised report dated August 9, 2016. He described his client's proposal as an addition to the existing church sanctuary building on the opposite side of the building from Route 208. The general purpose of the addition is to allow consolidation of various church events and activities in one building without an increase in the seating area or intensity of use of the sanctuary. In response to concerns raised by the adjoining condominium complex in Wyckoff, the applicant agreed to install plantings as a buffer between the properties. Mr. Siss also submitted an Exhibit List for the documents and plans filed in support of the application. Included as Exhibit A-1 is a Letter of No Interest from the New Jersey Department of Transportation dated August 3, 2016 indicating that a new access permit for Route 208 is not required.

Mr. Siss called as his first witness, Executive Pastor David Andersen. After being sworn, he testified that he is in charge of the project on behalf of the applicant. He stated that the subject property comprises twenty-two acres on which are located seven buildings. Four church services are conducted each Sunday. He stated that the proposed addition is required to address the following needs: improved handicapped accessibility including an elevator, additional restroom facilities, additional pre-school classrooms and an improved social area for the time between services based on the inadequacy of the present sanctuary foyer.

He presented Exhibits A-2 and A-3 containing compilations of attendance figures for church services and indicated that average attendance has not increased over several years. He also stated that the applicant does not anticipate any increased parking requirement as a result of the proposed addition. He confirmed the applicant's agreement to install buffer plantings and take any required measures to mitigate runoff on the adjoining property. He noted that three parking attendants monitor the parking lot during Sunday services.

Mr. Siss called as his next witness, Kenneth H. Karle, the applicant's engineer/architect/planner. After being sworn, he testified that he is licensed as a professional engineer, planner and registered architect. Based on his past appearances before the Board, he was offered and accepted as an expert witness. He is the president of LAN Associates which prepared the plans listed as Exhibits A-4, A-5 and A-6.

Using Exhibit A-6, a rendering of the proposed addition, he described the new tower element with the entrance at the lower level. The parking lot will provide compliant barrier-free parking. An elevator will be added as well as a new set of barrier-free restrooms. The addition will solve the existing restroom problem and create a barrier-free entrance. The sanctuary foyer/lobby will be moved to the addition and new classrooms will be added.

The retaining walls shown on the plans are necessary based on the topography of the site and changes to the parking area will eliminate slopes.

With regard to parking spaces, Mr. Karle testified that the number of spaces proposed exceeds the requirements of the parking ordinance. Although the size of the spaces (9' x 18') does not comply with the requirement in the borough ordinance (10' x 20') and requires a variance, Mr. Karle testified that in his opinion, the size of the proposed spaces is reasonable and generally accepted as adequate.

He stated that some new lighting is proposed but there will be a slight decrease in impervious coverage. No steep slopes are proposed to be disturbed and no significant soil movement will take place. A variance is necessary from the requirement of providing a steep slope analysis.

Board engineer Michael Kelly then presented his comments based on the applicant's plans and testimony. He noted that a fence height variance is required. The applicant agreed to provide copies of the surveys used to prepare the site plans in support of its request for a waiver from the requirement of providing a Certified Property Survey. In response to Mr. Kelly's request, the applicant indicated that a sanitary sewer connection had been added for the proposed addition. Mr. Kelly suggested that the Board retain the right to require lighting modifications for a period of six months after installation. Mr. Kelly advised the applicant that a performance guaranty will be required for soil movement for the project.

Mr. DeAugustines reported that the Police Department and Fire Department had no comments or concerns regarding the applicant's proposal. In response to an issue raised by the ambulance corps, the applicant represented that the proposed elevator will be capable of accommodating a stretcher.

Mr. Siss then rested his presentation on behalf of the applicant.

The hearing was then opened for comment by the public. Lloyd Sarakin, Vice President of Barrister Farms Condominium Association was sworn and advised the Board that the association has no objection to the applicant's proposal based on the applicant's agreement to provide buffer plantings along the boundary between the two properties. Since the properties adjoin in Wyckoff, the agreement between the applicant and the association will not be a condition of the Board's approval. No other members of the public requested the opportunity to comment on the application.

After discussion and deliberation by the Board, a motion was made by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote of 7-0 to grant the application for amended site plan approval with required variances and waivers, subject to preparation of a memorializing resolution by the Board attorney.

### **NEW BUSINESS**

1. With regard to the application of **293 Lafayette Avenue, LLC**, Darryl Siss, Esq. appeared as attorney for the applicant together with Bruce Rigg, the applicant's

engineer, for work session review of the application. Mr. Monaghan acknowledged receipt of proof of service and publication in accordance with statutory requirements. Mr. Siss gave the Board a brief overview of the applicant's proposal. The applicant intends to demolish the existing building on the site and erect a new two story structure to be used primarily for medical offices. The adjacent property is included as part of the application because the applicant has entered into an easement agreement, signed but not yet recorded, for the use of the adjacent lot for parking for the applicant's new building. Mr. Siss also noted the variances which will be required for approval of the application.

Board engineer Michael Kelly then reviewed the pertinent provisions of his report dated August 2, 2016. He indicated that the side yard setback variance must be based on the roof overhang dimension and that the applicant will require a fence height variance. He advised the Board that he has no objection to the waivers requested by the applicant for topographic information and stormwater management calculations. With regard to driveway width, Mr. Rigg suggested that the greater proposed width is preferable to provide more parking spaces. Mr. Kelly recommended that the Board require the applicant to continue the sidewalk along Grand Avenue across the site. With regard to the loading bay door on the adjacent building, Mr. Kelly suggested that the applicant notify the adjacent owner that the door will be blocked by the proposed construction. Mr. Kelly also noted certain provisions of the easement agreement for parking and requested that the applicant provide testimony regarding the details of the agreement.

Mr. Monaghan questioned the Board regarding the need for review of the application by the Borough planner but the consensus of the Board was that further review was not required. After brief discussion, the Board agreed to schedule the application for formal hearing at the September 6, 2016 Board meeting.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:05 P.M.

Respectfully submitted,

William A. Monaghan, III, Esq.  
Board Attorney/Secretary