

Hawthorne Planning Board Minutes of July, 2016 Regular Meeting

The July, 2016 regular meeting of the Hawthorne Planning Board was called to order on July 19, 2016 at 7:32 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.

MINUTES

1. On a motion made by Ms. DiMattia and seconded by Vice Chairman Lucibello, the Board approved the minutes of the June regular meeting.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Kowalski, seconded by Ms. DiMattia, and approved by a vote of 6-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 990353 in the amount of \$42.12.

RESOLUTIONS – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW – None

OLD BUSINESS

1. With regard to the application of **Enzo Porporino Landscaping**, Enzo Porporino, owner, appeared together with Raymond B. Reddin, Esq., attorney for the applicant, for the continuation of the hearing. Mr. Monaghan distributed copies of an inspection report from Code Enforcement Officer Walter Marston. After review of Mr. Marston's report which indicated that all materials had been removed from the top of the wall, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 5-0 to grant the application for amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the conditions that outside storage will be permitted provided that no material or equipment will be stored on or in front of the wall and no materials or equipment will be visible from the street.

NEW BUSINESS

1. With regard to the application of **Royal Realty, LLC**, Jerome Vogel, Esq. appeared as attorney for the applicant for work session review of the application. Vice Chairman Lucibello recused himself with regard to this application. Mr. Vogel gave the Board a brief overview of his client's application. He indicated that his client proposes a 32 unit multi-family structure which is a permitted use in the R-3 Zone.

Mr. Vogel then reviewed the relevant paragraphs of Board Engineer Michael Kelly's report dated July 13, 2016.

He indicated that Lot 5 is now owned by the applicant and he provided a copy of the deed to the Board attorney. The applicant is seeking preliminary and final site plan approval. With regard to the height of the proposed structure, Mr. Kelly indicated that based on the ordinance definition, height should be measured to the highest point of a flat roof not including the parapet. The applicant's architect will revise the height calculation which will eliminate the need for a height variance. The applicant will provide testimony regarding the demand and need for two bedroom units and will submit revisions of the storage to be provided for each unit. Further information will be supplied with regard to the steep slope variance requests.

If the site plan application is approved, the applicant will submit the required sketch plat for the proposed lot consolidation. The applicant will provide testimony at the formal hearing in support of its request for other waivers noted in Mr. Kelly's report. The applicant indicated that a Water Supply Report/Fire Flow Calculations has been submitted to Mr. Kelly. Mr. Vogel provided the required certification of payment of taxes.

The application has been submitted to the police, fire and EMS departments for review. The Board requested that Mr. Monaghan forward the application and plans to the Borough planner and request a report as well as the planner's appearance at the formal hearing.

The meeting was then opened for public comment. Several members of the public expressed concerns with the size of the applicant's proposal. In particular, the speakers questioned the height, number of stories and proximity of the proposed structure to adjacent properties. They also felt that the project would not be consistent with the character of the existing neighborhood.

After brief discussion, Mr. Monaghan advised Mr. Vogel that the formal hearing would be placed on the agenda for the September 20, 2016 regular Board meeting.

2. As a result of scheduling conflicts, a motion was made, seconded and unanimously approval to cancel the August 2, 2016 work session meeting.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:35 P.M.

Respectfully submitted,

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