

## **Hawthorne Planning Board Minutes of July, 2016 Work Session**

The July 5, 2016 meeting of the Hawthorne Planning Board was called to order 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 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.

**CORRESPONDENCE** – None

**CERTIFICATE OF COMPLIANCE PLAN REVIEW** – None

### **OLD BUSINESS**

1. With regard to the application of **Goffle Automotive**, Issam Salamed, owner, and Victor Terraglia, real estate agent, appeared on behalf of the applicant and were placed under oath. Mr. Monaghan advised the Board that the applicant had previously received administrative approval for the operation of an automobile repair facility substantially similar to the previous occupant. As a result of observations by Board members of the operation of the business by the current applicant, he was requested to appear before the Board to clarify the nature of his business. The applicant then testified that his business performs maintenance on used cars primarily for several used car dealers. Some vehicles are delivered to the premises by large car carriers while others are driven by employees of the car dealers. Board members advised him that an excessive number of vehicles, some without plates, had been observed on the property. In addition, the applicant admitted that on some occasions, vehicles had been offloaded from car carriers off the premises on the street. The applicant stated that no vehicle sales take place from the premises. After further discussion, a motion was made by Mayor Goldberg, seconded by Mr. Ruta and approved by a vote of 7-0 to grant amended certificate of compliance approval subject to the following conditions: (1) No more than six unregistered vehicles may be stored outside overnight or on weekends; (2) Vehicle deliveries by car carrier or tow truck must be made on the premises; (3) The applicant must maintain a written log of all unregistered vehicles brought to the premises.

### **NEW BUSINESS**

1. With regard to the application of **Hawthorne Gospel Church**, Darryl Siss, Esq. appeared as attorney for the applicant together with Kenneth H. Karle, the applicant's engineer, for work session review of the application. Mr. Siss gave a brief overview of the application which proposes a two level addition to the church

building with classrooms on the lower level, a social meeting area on the upper level, improved handicapped access and a handicapped restroom. No additional seating will be added to the church sanctuary. Mr. Siss advised the Board that the Wyckoff Planning Board will not require review or approval of the application. He also noted that the applicant had not received prior approval for reduced parking space size so a variance will be required for the proposed and existing 9' x 18' spaces.

The Board and applicant then discussed the issues raised in Board engineer Michael Kelly's report dated May 9, 2016. Mr. Kelly advised the Board that he concurred with the applicant's parking analysis but requested that the applicant provide testimony regarding the adequacy of the existing parking arrangements. Mr. Siss indicated that the proposed additional space cannot be used for overflow seating from the church sanctuary. He also stated that the applicant had not previously received a variance for parking space size and requests a variance for 9' x 18' spaces as part of the present application. Mr. Kelly requested that the applicant submit copies of old surveys and any available documentation with regard to the applicant's request for a waiver from the requirement to provide a certified property survey. The applicant will submit a list of surrounding property owners. Mr. Kelly has no objection to the applicant's request for waivers regarding topographic information and structures located within 200 feet but requested testimony from the applicant regarding the need for a steep slope analysis.

With regard to building height, after discussion and review of the applicable ordinance provision, the Board agreed that the proposed spire is exempt from the height limitation under Section 540-8H of the ordinance.

Mr. Monaghan requested that the applicant provide a copy of the plans for review by the Environmental Commission.

The meeting was then opened for public comment. Three members of the Barrister Farms Condominium Association expressed concerns about water runoff, sewage, noise and screening. Another member of the public questioned the adequacy of the notice provided to him but Mr. Monaghan advised him that the applicant had satisfied the statutory requirement.

Mr. Monaghan then advised the applicant and the public that the formal hearing on the application would be placed on the agenda for the Board regular meeting on August 16, 2016.

2. Mr. DeAugustines advised the Board of a request by **Artisan Kitchen & Bar** to provide an outdoor patio area at its restaurant/bar located at 142 Goffle Road. After discussion, the Board indicated no objection to the proposal subject to compliance with applicable ordinance provisions and amendment of its liquor license.

## **PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:55.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary