

## **Hawthorne Planning Board Minutes of September, 2012 Work Session**

The September 4, 2012 meeting of the Hawthorne Planning Board was called to order at 7:34 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 James W. Fordham, P.E. on behalf of the Board engineer 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 **T.R.S. Landscaping**, Mr. Monaghan reported that he had been advised by the property owner that T.R.S. Landscaping is no longer located at the subject premises so the issue of the applicant's temporary certificate of compliance is now moot.
  
2. With regard to the application of **Millview Lofts at Hawthorne LLC**, John G. Bleeker, R.A., the applicant's architect, appeared together with Joseph Gorga, principal of the applicant. James W. Fordham, P.E. appeared as Board engineer in place of Mr. Kelly. Mr. Fordham discussed Mr. Kelly's report dated August 29, 2012 which reviewed the applicant's plans for revision of the previously approved site plan. He advised the Board that the type and shape of the proposed retaining wall had been changed as well as the parking layout. Although the number of spaces remained the same, the size of some of the spaces had been altered. He also indicated that the applicant's stability calculations for the proposed retaining wall were acceptable, but certification of the construction by a licensed professional engineer will be required upon completion.

On behalf of the applicant, Mr. Bleeker testified that the intent of the revision was to continue to provide 9 foot by 18 foot spaces. He indicated that he would review the plan with the applicant's engineer to verify the dimensions of the spaces on the revised plan.

Mr. Monaghan noted that, in accordance with paragraph 4 of Mr. Kelly's letter, the applicant had provided a letter from the adjacent property owner to the north granting approval for disturbance on her property as a result of construction of the proposed retaining wall. Similarly, the applicant will require approval from the governing body for installation of the wall within the Borough right of way.

Additional discussion took place regarding the parking layout. The applicant indicated that 68 parking spaces are shown on the plan while 61 are required. The Board expressed a preference for 9 foot by 18 foot spaces even if the revision of the layout results in the loss of a space.

After brief discussion, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 7-0 to grant the application for amended site plan approval subject to the preparation of a memorializing resolution by the Board attorney with the following conditions: All parking spaces on the revised plan to be at least 9 feet by 18 feet even if the re-design results in the loss of a parking space; the applicant shall obtain permission from the governing body for the encroachment of the proposed retaining wall into the Borough right of way, will replace the sidewalk if necessary and will indemnify the Borough for any future expenses pertaining to reconstruction of the wall if required as a result of installation of water or other utility lines; compliance with the terms and conditions of the Board engineer's review letter dated August 29, 2012; the applicant has obtained written permission from the adjacent property owner to the north for the disturbance of her property by the construction of the retaining wall and will comply with the terms set forth in her letter dated July 25, 2012, a copy of which will be attached to the Board's memorializing resolution.

**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:15 P.M.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary