

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

The August 2, 2011 meeting of the Hawthorne Planning Board was called to order 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 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 **Cast Stone Innovation, LLC**, Luis Illescas, owner, and Gerald Guterl, manager, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as an office and shop for its business of manufacturing pre-cast stone products. A maximum of seven employees, including two office personnel, would be located at the premises. The applicant requested and the Board agreed to permit amendment of the application to provide for six day per week hours of operation. Fourteen on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Ruta 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 no outside storage of products or equipment is permitted.

**OLD BUSINESS** – None

### **NEW BUSINESS**

1. The Board conducted a hearing on the adoption of the Periodic Reexamination of the Master Plan and Land Use Plan prepared by Burgis Associates, Inc. dated July 18, 2011. Joseph Burgis, P.P., AICP, planning consultant to the Board, presented the report. After being sworn, he reviewed the major elements of the report. He noted that the report includes a Land Use Plan to be added as an element of the Master Plan in accordance with the Municipal Land Use Law. The Land Use Plan identifies and refines the goals and objectives of the Master Plan and recommends amendments to the zoning map to reflect established patterns of development. Mr. Burgis also discussed the proposed ordinance amending the conditional use provision in the I-1 Zone. Based on current economic conditions, he recommended the proposal for a smaller "box" anchor store. In order to be consistent with the language of the existing conditional use ordinance, he requested that the Board permit the amendment of the report on pages 39 and 41 to reflect the floor area range of anchor stores of shopping centers from 30,000 square feet to 100,000 square feet rather than 80,000 square feet. The Board agreed to permit the amendment. Mr. Monaghan questioned Mr. Burgis regarding the procedure for incorporating the Environmental Resource Inventory prepared by the Hawthorne Environmental Commission into the Master Plan. Mr. Burgis suggested that the

Board schedule a separate hearing with publication of a notice of the proposed action. The hearing was then opened for public comment on the reexamination report. No member of the public requested the opportunity to be heard. A motion was then made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 7-0 to adopt the Periodic Reexamination of the Master Plan and Land Use Plan prepared by Burgis Associates, Inc. dated July 18, 2011 with the amendment to pages 39 and 41 subject to preparation of a memorializing resolution by the Board attorney.

2. The Board conducted a review of proposed Ordinance 2052-11 in accordance with the requirements of the Municipal Land Use Law. Mayor Goldberg noted that the purpose of the proposed amendment to the conditional use provision for shopping centers in the I-1 Zone is to permit smaller anchor stores and to allow applications to be heard as requests for site plan approval rather than as use variance applications. Mr. Burgis reiterated his comments made during the hearing on the Master Plan Reexamination that current economic conditions favor the development of smaller "box" stores and would promote the alternative redevelopment of industrial facilities as envisioned in the conditional use ordinance. Public comment on the proposed ordinance amendment was invited without response. A motion was made by Mr. DeAugustines, seconded by Mr. Matthews and approved by a vote of 7-0 to recommend the adoption of the proposed ordinance as drafted and to direct the Board secretary to send a letter to the Borough Council regarding the Board's recommendation.

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