

Hawthorne Planning Board Minutes of April, 2012 Work Session

The April 3, 2012 meeting of the Hawthorne Planning Board was called to order at 7:35 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 Mr. DeAugustines 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.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Hawthorne Hitch & Trailer**, John Woods, manager and Dean Mendrys, owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the portion of the premises on the west side of the brook which runs through the premises, except the residence which is also located on the premises. The applicant would use the premises for the sale and service of snow plows, salt spreaders and utility/landscape trailers. All assembly and repairs would be performed inside the buildings. The parking lot would be used as a display area for trailers. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Ms. DiMattia 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 conditions that the applicant maintain a 25 foot setback from the property edge for items on display for sale, and all welding will be performed inside the buildings.

2. With regard to the application of **Dimas Construction**, Dimas Marian, owner, appeared on behalf of the applicant. Mr. Monaghan advised the applicant that the application could not be heard as submitted because the proposed use violated the Borough outdoor storage ordinance since the storage was not incidental to a primary use. The applicant indicated that he intended to lease a portion of a building at the site. He was advised to submit a revised application providing details of his proposed use. Mr. Monaghan also distributed to Board members and the applicant copies of a letter dated April 3, 2012 from Borough Fire Marshal Gene DeAugustines regarding the results of a recent inspection of the subject property. Photographs were attached to the letter. Violation notices were issued as a result of the inspection. The Board recommended that the applicant abate any violations and undertake a cleanup of the area which he has occupied for several months. The Board also recommended that the property owner attend the next hearing with the

applicant. A motion was then made, seconded and unanimously approved to adjourn the hearing to the April 17, 2012 Board meeting.

OLD BUSINESS

1. Michael Lysicatos, PP of the Passaic County Planning Department presented the results of the survey conducted at Public Meeting #2 with regard to the development of a "Vision Plan" for the Borough's Central Business District. With a power point slide presentation, he discussed the highest rated images from the survey in the categories of buildings, streetscapes, signage, transportation and parking. At the conclusion of his presentation, he answered questions and heard comments from the public. The next step in the process is the submission of a formal report of findings and recommendations by the County Planning Department to the Hawthorne Planning Board.

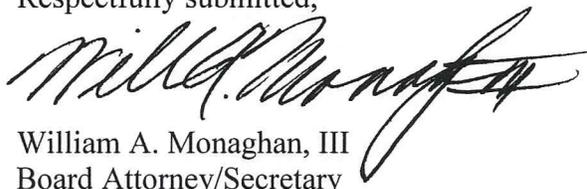
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:10 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary