

Hawthorne Planning Board Minutes of July, 2010 Work Session

The July 6, 2010 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 except Mrs. Forshay 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 **Well Read L.L.C.**, Bill Skees, owner and sole member, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for the operation of a general bookstore including sales of music CDs and DVDs. Two full-time and four part-time employees would be required for the operation of the business. Seven on-site parking spaces would be allocated to the applicant by lease. No "adult oriented" materials would be sold at the store. No exterior changes to the premises are proposed. Since the sidewalks at the premises are adequate, the Board had no objection to the placement of outside tables on a seasonal basis. A motion was then made by Mr. Matthews, 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.

2. With regard to the application of **Chase Auto Group**, Ron Geronimo, manager, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject site as a retail used car dealership. Four employees would be required for the operation of the business. Between 30 and 40 vehicles would be parked on the site. The applicant proposes to re-model the existing office trailer on the premises and add water and sewer utility services to the site. No vehicle repairs or maintenance would be performed on the premises and all vehicles would be parked within the fenced area. Board members raised concerns regarding the feasibility of the utility connections and requested a more detailed parking plan. Board members also advised the applicant that installation of a permanent structure to replace the existing trailer would be advisable. Mayor Goldberg reminded the applicant that approval of a used car license by the governing body would also be required and that the governing body could also require replacement of the trailer. Based on the questions raised by the Board, the applicant requested additional time to review the utility issues and provide additional information requested by the Board. A motion was then made, seconded and unanimously approved to adjourn the hearing to the August 3, 2010 work session.

OLD BUSINESS

1. With regard to the application of **JTR Family Realty LLC**, Mr. Monaghan advised the Board that he had received no response to his correspondence reminding the applicant

that the temporary certificate of compliance would expire at the end of June. The Board directed Mr. Monaghan to advise the applicant that a response was required or appropriate enforcement action would be taken.

2. With regard to the application of **Cornett Family Trust**, Mr. Monaghan reported the receipt of a letter dated June 30, 2010 from the applicant's attorney requesting an adjournment to the August 3, 2010 work session. Board members requested that Mr. Monaghan contact the North Haledon Planning Board to ascertain the status of the application in North Haledon. A motion was then made, seconded and unanimously approved to continue the application to the August work session without additional notice and/or publication. The applicant's letter included consent to extension of any statutory time periods for Board action.

NEW BUSINESS

1. The Board conducted a discussion of issues raised by Malvika Apte, PP of Burgis Associates in a recent memo to Mr. Monaghan requesting feedback from the Board in connection with the periodic re-examination of the Borough Master Plan. Based on the discussion, Mr. Monaghan will prepare a response to Ms. Apte regarding continuing traffic problems on Lafayette Avenue and concerns regarding overbuilding and coverage issues in R-2 zones.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:45 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary