

Hawthorne Planning Board Minutes of February, 2015 Regular Meeting

The February, 2015 regular meeting of the Hawthorne Planning Board was called to order on February 17, 2015 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 except Mr. Ruta 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.

MINUTES

1. On a motion made by Vice Chairman Lucibello and seconded by Mr. Matthews, the Board approved the minutes of the January regular meeting.
2. On a motion made by Ms. DiMattia and seconded by Mr. Kowalski, the Board approved the minutes of the February work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 989695 in the amount of \$35.10.

RESOLUTIONS

1. With regard to the application of **L B Auto Repair LLC**, a motion was made by Vice Chairman Lucibello, seconded by Ms. DiMattia and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its February 3, 2015 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW – None

OLD BUSINESS

1. With regard to the application of **Royal Realty, LLC**, Mr. Monaghan reported the receipt of a letter dated January 29, 2015 from the applicant's attorney requesting the adjournment of the hearing until the March 3, 2015 Board meeting. Mayor Goldberg recused himself from hearing this application. Discussion took place regarding the necessity for further notice and publication of the new hearing date and the consensus of the Board was that re-notice and publication would not be necessary. Members of the public were given the opportunity to comment or ask

questions, but no one requested to speak. A motion was then made, seconded and unanimously approved to adjourn the hearing to the March 3, 2015 Board meeting without the necessity for additional notice to surrounding property owners or publication.

2. With regard to the application of **Quick Stop Ready Mix Concrete LLP**, Ghassan Arslanbeck, owner, appeared on behalf of the applicant. Mr. Monaghan reviewed the procedural history of the application. The applicant received certificate of compliance approval in March, 2013. He subsequently installed an outside bay to be used to wash trucks. Since the applicant had originally indicated that all operations would be conducted inside the building, he was directed to apply for amended approval. He made the application, but due to questions regarding compliance with environmental regulations, he was required to make application to NJDEP. Although he apparently filed an application with NJDEP, no determination has been made by NJDEP.

Mr. Kelly indicated that two different issues are involved, namely construction in a flood plain and storm water discharge permit. Mr. Kelly stated that the flood plain issue may be resolved by an application by the applicant's engineer for an applicability determination. After being sworn, the applicant indicated that the outside bay is necessary for his business operation because his truck does not fit inside the building. The bay is used once per day to wash out the truck.

After discussion, a motion was made, seconded and unanimously approved to adjourn the hearing on the applicant's application for amended approval for 60 days to allow the applicant to obtain the flood determination. Mr. Monaghan was directed to send a letter to the applicant's engineer regarding the Board's action.

NEW BUSINESS – None

PUBLIC

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, Esq.
Board Attorney/Secretary