

Hawthorne Planning Board Minutes of January, 2015 Regular Meeting

The January, 2015 regular meeting of the Hawthorne Planning Board was called to order on January 20, 2015 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 Mayor Goldberg and Mr. Ruta were present as well as Board engineer Michael J. Kelly, P.E., Board planner Donna Holmqvist 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 Mr. DeAugustines and seconded by Ms. DiMattia, the Board approved the minutes of the December regular meeting.
2. On a motion made by Mr. DeAugustines and seconded by Mr. Kowalski, the Board approved the minutes of the January work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Kowalski, seconded by Mr. Matthews, and approved by a vote of 6-0 to approve payment of bills of the Hawthorne Press for Invoice No. 988571 in the amount of \$18.72 and Invoice No. 989588 in the amount of \$67.86.

RESOLUTIONS

1. With regard to the appointments of the Board engineer, Board planner and Board attorney/secretary, a motion was made by Ms. DiMattia, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its January 6, 2015 meeting.
2. With regard to the application of **PNS Kitchen & Bath Design**, a motion was made by Mr. DeAugustines, seconded by Mr. Kowalski and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its December 16, 2014 meeting.
3. With regard to the application of **Corrado's Pet Market & Flower Shop**, a motion was made Vice Chairman Lucibello, seconded by Ms. DiMattia and approved by a

vote of 5-0 to approve a resolution memorializing the action taken by the Board at its January 6, 2015 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW – None

OLD BUSINESS – None

NEW BUSINESS

1. With regard to the application of **Royal Realty, LLC**, David Altman, Esq. appeared as attorney for the applicant for a work session review of the application. Mr. Monaghan noted the receipt of proof of service and publication of notice of the application. Mr. Monaghan also advised the Board that the application had originally been filed with the Board of Adjustment, but after consultation among counsel for the applicant, Zoning Board and Planning Board, it was determined that the Planning Board had jurisdiction to hear the application. Mr. Monaghan also distributed copies of architectural plans submitted by the applicant and reviewed by the Board engineer and planner. Mr. Altman indicated that his client proposes to consolidate the two lots which are the subject of the application, demolish the existing one family dwellings on each of the lots and erect a twelve unit residential building.

Mr. Kelly then reviewed some of the issues raised in his report dated January 16, 2015. With regard to variances and waivers, Mr. Altman and Mr. Monaghan will research the requirement of Section 540-18 of the zoning ordinance which limits the maximum percentage of two bedroom units. Mr. Kelly had no objection at this point to the granting of waivers for topographic information, existing structures within 200 feet, utility location and drainage patterns subject to submission of information if required in the future. Mr. Kelly requested that the applicant provide fifteen copies of a steep slope analysis for review by his office and Board members. He indicated that the plan appears to comply with the ordinance requirement for provision of a storage area for each dwelling unit.

Donna Holmqvist, the Board planner, requested that the applicant's architect supply calculations regarding compliance with the ordinance requirement that two bedroom units have a minimum floor space of 950 square feet.

Discussion took place regarding the proposed height of the building and the number of stories. Mr. Matthews questioned the applicant's calculations and requested clarification on the plans. Although the height appears to exceed the limit in the ordinance, it does not require a use variance under d(6) of Section 70 of the MLUL. Mr. Kelly will review the applicant's height calculations, but a height/story variance will be required.

Mr. Monaghan indicated that copies of the application and plans had been provided to the Police Department, Fire Department and Environmental Commission for review.

Mr. Altman stated that a representative of the applicant, the applicant's engineer and the applicant's architect will offer testimony in support of the application.

The hearing was then opened for public comment but no members of the public requested the opportunity to speak.

A motion was then made, seconded and unanimously approved to schedule the formal hearing on the application for February 17, 2015 with no further notice or publication required.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:35 P.M.

Respectfully submitted,

William A. Monaghan, III, Esq.
Board Attorney/Secretary