

## **Hawthorne Planning Board Minutes of June, 2014 Regular Meeting**

The June, 2014 regular meeting of the Hawthorne Planning Board was called to order on June 17, 2014 at 7:40 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. 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 Ms. DiMattia and seconded by Mrs. Zakur, the Board approved the minutes of the May regular meeting.
2. On a motion made by Mr. DeAugustines and seconded by Ms. DiMattia, the Board approved the minutes of the June work session.

### **CORRESPONDENCE** – None

### **BILLS**

1. A motion was made by Mr. Matthews, seconded by Mr. Kowalski, and approved by a vote of 6-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 989385 in the amount of \$31.98.

### **RESOLUTIONS**

1. With regard to the applications of **Glen Rock Mower Service Inc., Heights Home Care, P.C., Northstar Pool Company LLC, Pan Atlantic Technology and Portofino's Café, Inc.**, a motion was made by Vice Chairman Lucibello, seconded by Mr. Matthews and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its June 3, 2014 meeting.

### **CERTIFICATE OF COMPLIANCE PLAN REVIEW** – None

### **OLD BUSINESS** – None

### **NEW BUSINESS**

1. With regard to the application of **Edward and Lisa Ricchiuto**, Darryl W. Siss, Esq. appeared as attorney for the applicants. He advised the Board that the applicants propose to subdivide one lot located in the R-1 Zone which currently contains a single family residence.

Mr. Monaghan indicated that notice of the application had been published and served on surrounding property owners.

Mr. Siss called as his first witness Bruce D. Rigg, P.E., the applicant's engineer. After being sworn, based on his numerous appearances before the Board, he was permitted to testify as an expert witness. He indicated that he prepared the survey and minor subdivision plat submitted in support of the application. He described the existing conditions at the site, namely, a lot at the corner of Goffle Hill Road and Rockledge Road consisting of 2.3 acres with an existing one family dwelling and an in ground pool with a patio and cabana. The applicants propose to create one new lot fronting on Rockledge Road. The new lot would meet all bulk requirements in the R-1 Zone. No variances would be required for the new lot. There are no steep slopes on the proposed new lot and no steep slopes on the remaining lot would be disturbed by construction of a new dwelling on the proposed lot.

A question was then raised by Board members regarding removal of the portion of the existing driveway for the homestead lot which crosses the lot to be created. After extended discussion, including testimony from the applicant, Edward Ricchiuto and the contract purchaser of the homestead lot, Ryan Marshall, who were both sworn, Mr. Siss indicated that his client would agree as a condition of approval of the subdivision, to include in the subdivision deed a temporary easement allowing the portion of the driveway to remain subject to certain conditions, but to be removed prior to issuance of a Certificate of Occupancy for the new dwelling on the proposed lot.

The hearing was then opened for public comment without response.

A motion was then made by Mr. Matthews, seconded by Mr. DeAugustines, and approved by a vote of 7-0 to grant the application for minor subdivision approval subject to preparation of a memorializing resolution by the Board attorney with the conditions that the application may be perfected by deed, that the subdivision deed include the temporary easement as discussed and subject to review and approval by the Passaic County Planning Board.

**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