

## **Hawthorne Planning Board Minutes of June, 2013 Work Session**

The June 4, 2013 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 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 **Orion Equipment Service Inc.**, James Byrne, one of the partners, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to use the subject premises as a repair shop for electrical equipment including welding machines. The entire building on the site, consisting of approximately 7,500 square feet, would be used by the applicant. Three employees would be required for the operation of the business. Ten on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mr. Ruta 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 **VN Auto Repair**, no one appeared on behalf of the applicant. The application will be placed on the agenda for the June 18, 2013 Board meeting.
3. With regard to the application of **Right at Home**, Lubna Ismail, owner, and David Waldman, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 400 square feet on the ground level at the subject premises as a satellite office for a home care agency. One full time and one part time employee would work in the office. Twenty-six on-site parking spaces are available at the premises. No exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, 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.
4. With regard to the application of **Bassam's Auto Repair**, Bassam Barouk and Khaled Barouk, owners, together with Marco Scaba, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a parking lot and office at the subject premises to park customer vehicles from their existing auto repair business across the street from the subject premises. Use of the subject premises as an overflow area from the present business location would address the problem of vehicles parked on the sidewalk area on Goffle Road. Review of the application by the Police Department

emphasized that vehicles should not be parked on the street adjacent to the subject premises. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. DeAugustines 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. Discussion also took place between Board members and Mr. Scaba regarding his plans for improvement of conditions at the site. Chairman Garner reminded Mr. Scaba that the Board has been cooperative with regard to approval of tenants based on representations that substantial efforts would be made to correct deficiencies at the premises. After discussion, Mr. Scaba was requested to appear at the September 17, 2013 Board meeting for a review of his progress and to submit a report from an engineer regarding possible solutions to flooding and structural issues.

5. With regard to the application of **Ulma Form Works**, Aitor Fabian, president, and Edward Rebenack, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease space on the subject premises for the storage of construction forms. The applicant currently operates its business at an adjacent property, but has obtained significant new business and requires additional space to expand its operations. Truck access to the rear of the subject property for the loading and unloading of forms is proposed from Fifth Avenue. Board members raised concerns regarding the impact of increased truck traffic on neighboring residences. Numerous complaints have been received in the past involving truck idling, early morning deliveries and damage from truck movements in and out of the site. The applicant was reminded that a previous site plan approved by the Board included relocation of a driveway/gate but the project was not undertaken. After further discussion, a motion was made, seconded and unanimously approved to carry the application to the June 18, 2013 Board meeting for a review of the plans to relocate the driveway. Due to the applicant's urgent need to utilize the proposed location, the Board agreed to allow the applicant to begin operations at its risk pending further review and action by the Board.

**OLD BUSINESS** – None

**NEW BUSINESS** – None

**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