

Hawthorne Planning Board Minutes of August, 2008 Work Session

The August 5, 2008 meeting of the Hawthorne Planning Board was called to order 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 Mayor Botbyl were present as well as Board engineer John M. Pacholek, 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.

1. With regard to the application of **City Grouting LLC**, George Laubshire, Vice President, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease one room at the subject premises for use as an administrative office for the applicant's business. Generally, one employee would occupy the office. No on-site parking is available. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lane, seconded by Mr. Matthews 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 with the condition that no outside storage of products or equipment is permitted.
2. With regard to the application of **Grace Nicole Beauty Salon**, Ines Furtado-Montes, owner and Osman Kaba, landlord, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises for the operation of a hair salon. Initially, one operator would be present. Since no on-site parking is available, Board members expressed concerns regarding the sufficiency of street parking. After discussion between Board members and the landlord, he agreed to allocate four parking spaces in his adjacent restaurant parking lot for the use of the applicant. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lane, seconded by Mr. Lucibello 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 with the conditions that no outside storage of products or equipment is permitted and the allocation of four parking spaces for the applicant in the landlord's adjacent restaurant parking lot.
3. With regard to the application of **New Era Converting Machinery, Inc.**, John A. Pasquale II, Senior Vice President and Frank Lembo, CEO, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a warehouse for the storage of machine parts ready for assembly. A maximum of four employees would occupy the premises which would occasionally be used for minor assembly of parts. Ten on-site parking spaces would be allocated to the applicant by lease and 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 with the condition that no outside storage of products or equipment is permitted.

OLD BUSINESS

1. With regard to **JTR Family Realty, LLC**, Mr. Monaghan reported the receipt of a letter from the attorney for JTR Family Realty, LLC requesting a final one-month adjournment to permit his client to complete the survey requested by the Board. A motion was made, seconded and unanimously granted to approve the request for an adjournment until the September 2, 2008 Board meeting.

NEW BUSINESS

1. With regard to the application of **Millview Lofts at Hawthorne, LLC**, Harold P. Cook, III, Esq. appeared as attorney for the applicant together with John Bleeker, RA, PP, the applicant's architect, for work session review of the application. Mr. Cook indicated that he had submitted affidavits of publication and service as required by the Municipal Land Use Law. He gave a brief overview of the proposed development which is located in the R-9 zone recently created by the governing body. He advised the Board that revised plans were ready for distribution in response to the Board engineer's report dated July 16, 2008.

Discussion took place between Mr. Cook and Mr. Monaghan regarding the applicant's compliance with the zoning requirement for inclusion of affordable units in the project. Since regional contribution agreements are no longer permitted, Mr. Cook indicated that he would confer with Borough attorney Michael Pasquale and Borough planner Joseph Burgis regarding possible alternatives for provision of a total of six affordable units. Mr. Cook also stated that the development would provide for condominium ownership of the dwelling units and that the plan exceeded RSIS parking requirements.

John Bleeker, the applicant's architect then made an informal presentation regarding the project. He advised the Board that he has an equity interest in the proposed development. He described the project as an adaptive re-use of an existing three story building to provide 31 dwelling units. The current proposal would provide a mix of 4 one-bedroom, 26 two-bedroom and 1 three-bedroom units. The building would be fully sprinklered with an interior fourth floor mezzanine which would not increase the height of the structure. He stated that the applicant will comply with all requirements of the Board engineer in the drainage report dated July 25, 2008. The building will also meet ADA requirements.

Based on the present proposal, the only variance required for approval of the development would be for impervious coverage of 78.34% where the ordinance sets a limit of 75%. Mr. Bleeker advised the Board that revision of the plan to comply with the impervious coverage limit would require elimination of parking spaces which he felt was not advisable based on general concerns regarding the adequacy of parking.

The hearing was then opened for public comment. Joseph Wojtecki and Thomas Missionellie expressed concerns regarding parking problems in the neighborhood near

the proposed development. Philip Savoie of the Hawthorne Shade Tree Commission offered suggestions regarding the proposed landscaping for the project and agreed to provide a written report to the applicant.

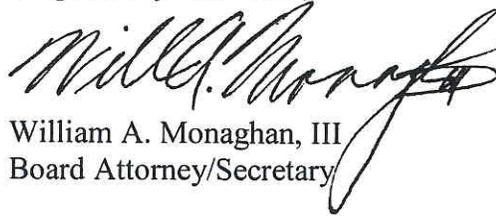
A motion was then made, seconded and unanimously approved to adjourn the hearing until the August 19, 2008 Board meeting pending review of the revised plans by the Board engineer.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:58 P.M.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "William A. Monaghan, III". The signature is written in black ink and is positioned above the printed name and title.

William A. Monaghan, III
Board Attorney/Secretary