

Hawthorne Planning Board Minutes of February, 2009 Work Session

The February 3, 2009 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 except Vice Chairman Lane and Mr. Ruta 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 **A & S Dry Cleaners**, Gerges Ishak, president, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises as a dry cleaning business. One employee would be required for the operation of the business. No dry cleaning would be performed on the premises since the applicant has a dry cleaning plant in Paterson. One van would be utilized for pick up and drop off of dry cleaning items. Five on-site parking spaces would be shared by the two businesses at the site. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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.

2. With regard to the application of **Cipriano Enterprises**, Rod Cipriano, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant is the contract purchaser of the premises and proposes to use a portion of the premises for the operation of a small excavating business. Four employees would be required for the operation of the business. Two dump trucks, one vehicle trailer and two excavators would be parked in the rear of the premises. All storage of tools, material and equipment would be located in the rear of 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 with the condition that all parking of construction vehicles and storage of tools, material and equipment would be located in the rear of the premises.

OLD BUSINESS – None

NEW BUSINESS

1. With regard to the application of **The Market Basket**, Les Andersen, Esq. appeared as attorney for the applicant together with Bruce D. Rigg, the applicant's engineer, for work session review of the application. Mr. Monaghan noted the receipt of Affidavits of Service and Publication from the applicant. Mr. Rigg indicated that the plans which

he prepared and submitted were last revised on December 11, 2008. He stated that the plans provide for a total of 53 parking spaces, 28 on-site and 25 off-site pursuant to an easement and license agreement with Churchill Furniture. Based on a total of 35 employees at the site, Mr. Rigg indicated that no variance would be required for the number of parking spaces. With regard to truck circulation, Mr. Rigg stated that the applicant had obtained an easement from the adjoining railroad to widen the existing driveway. Right turns into the driveway from Utter Avenue would be prohibited. Mr. Rigg offered the opinion that since no standard is established for driveway width in the ordinance provision governing the I-1 Zone, no variance should be required. As recommended in Mr. Pacholek's report to the Board dated December 23, 2008, Mr. Monaghan will request review of the plans by the Police Department and Fire Department. Mr. Pacholek also advised the Board that the applicant's stormwater management proposal is satisfactory. Mr. Rigg also stated that additional lighting is proposed with a security camera on the light pole.

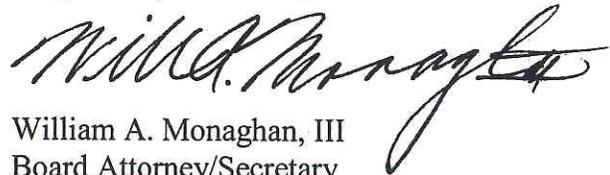
The hearing was then opened for public comment without response. In order to give the applicant sufficient time to make further revisions to the plans based on comments by the Board engineer, the formal hearing on the application was scheduled for the Board's meeting on March 3, 2009. No further notice or publication is required.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:40 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William A. Monaghan, III". The signature is written in a cursive, flowing style with some loops and flourishes.

William A. Monaghan, III
Board Attorney/Secretary

WHEREAS, application has been made to the Hawthorne Planning Board by **A & S Dry Cleaners** for certificate of compliance plan review for property designated as Block 149, Lot 5, commonly known as 694 Goffle Road, located in the B-1 Zone; and

WHEREAS, the applicant submitted various plans and documents for consideration by the Board; and

WHEREAS, the applicant offered lay testimony in support of the application; and

WHEREAS, the application was heard by the Board at its meeting on February 3, 2009; and

WHEREAS, the Board has made the following findings of fact with regard to the application:

1. The applicant proposes to lease a portion of the subject premises as a dry cleaning business. One employee would be required for the operation of the business. No dry cleaning would be performed on the premises since the applicant has a dry cleaning plant in Paterson. One van would be utilized for pick up and drop off of dry cleaning items. Five on-site parking spaces would be shared by the two businesses at the site. No exterior changes to the premises are proposed.

WHEREAS, at its meeting held on February 3, 2009, the Board approved a motion to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Hawthorne, that the application of **A & S Dry Cleaners** for certificate of compliance plan review be and hereby is granted.

The undersigned, Chairman of the Planning Board of the Borough of Hawthorne, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 17th day of February, 2009.


WALTER GARNER, III, Chairman

WHEREAS, application has been made to the Hawthorne Planning Board by **Cipriano Enterprises** for certificate of compliance plan review for property designated as Block 249, Lot 15, commonly known as 74 Ethel Avenue, located in the I-1 Zone; and

WHEREAS, the applicant submitted various plans and documents for consideration by the Board; and

WHEREAS, the applicant offered lay testimony in support of the application; and

WHEREAS, the application was heard by the Board at its meeting on February 3, 2009; and

WHEREAS, the Board has made the following findings of fact with regard to the application:

1. The applicant proposes to use a portion of the subject premises for the operation of a small excavating business. Four employees would be required for the operation of the business. Two dump trucks, one vehicle trailer and two excavators would be parked in the rear of the premises. All storage of tools, material and equipment would be located in the rear of the premises. No exterior changes to the premises are proposed.

WHEREAS, at its meeting held on February 3, 2009, the Board approved a motion to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Hawthorne, that the application of **Cipriano Enterprises** for certificate of compliance plan review be and is hereby granted subject to the following condition:

1. All storage of tools, material and equipment will be located in the rear of the premises.

The undersigned, Chairman of the Planning Board of the Borough of Hawthorne, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 17th day of February, 2009.



WALTER GARNER, III, Chairman