

## **Hawthorne Planning Board Minutes of July, 2009 Work Session**

The July 7, 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 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.

### **OLD BUSINESS**

1. With regard to the application of **Citywide Towing Inc.**, Mr. Monaghan advised the Board that no further submission or communication had been received from the applicant as requested by the Board at the May work session. A motion was then made, seconded and unanimously approved to deny the application without prejudice.

### **NEW BUSINESS**

1. With regard to the application of **Ulma Form Works LLC**, Ralph E. Faasse, Esq. appeared as attorney for the applicant together with Bruce D. Rigg, the applicant's engineer, for work session review of the application. Mr. Faasse advised the Board that the applicant is seeking site plan approval with no required variances. The applicant proposes to continue the present use of the property but reconfigure the parking area and enclose three bay doors at the front of the property. Mr. Monaghan noted the receipt of a report from Board engineer Michael Kelly dated July 7, 2009. Copies were distributed to Board members. Mayor Goldberg stated that complaints had been received from neighboring property owners regarding truck traffic at the site. Mr. Faasse responded that the proposed reconfiguration of the parking area should help to alleviate some of the traffic issues. Vice Chairman Lane requested that the applicant consider moving outside storage to the rear of the site.

Discussion took place regarding the waivers from site plan requirements requested by the applicant. Mr. Kelly indicated that he had no objection to granting the waiver requests but Board members requested that the applicant provide a lighting plan for the front of the building. Mr. Rigg also agreed to review the present drainage at the site.

The hearing was then opened for public comment. Mr. and Mrs. Hartwick, residential neighbors across the street from the subject property, expressed complaints about noise from trucks making deliveries to the site, truck lights and lights in the parking lot shining into their residence, trucks blocking their driveway and verbal abuse from truck

drivers when they complained. Although they welcomed the proposed changes to the site which should improve their situation, they requested that the Board take any possible action to address their complaints which seriously affect their quality of life.

At the request of the applicant, the hearing on the application was scheduled for the August 4, 2009 Board meeting.

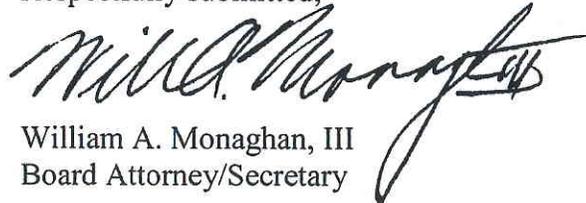
2. With regard to the soil movement application for 150 Wagaraw Road, Mr. Monaghan advised the Board that **Arcadis**, an environmental services company is seeking approval to continue remediation activities at the site which is located along the Passaic River. Mr. Kelly indicated that the remediation activities are being conducted under the jurisdiction of NJDEP. Based on the quantity of soil being moved, under the provisions of the Borough soil movement ordinance a public hearing before the Planning Board with notice and publication is required. Although Arcadis has submitted extensive documentation to the Board engineer in support of the application, Mr. Kelly indicated that clarification of some issues, including ownership of the area in question, is required. Mr. Kelly will forward a letter to Arcadis requesting additional information. The application has been scheduled for hearing at the July 21, 2009 Board meeting.

### PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:30 P.M.

Respectfully submitted,



William A. Monaghan, III  
Board Attorney/Secretary