

Hawthorne Planning Board Minutes of May, 2010 Work Session

The May 4, 2010 meeting of the Hawthorne Planning Board was called to order at 7:30 P.M. by Vice Chairman Lucibello. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates except Chairman Garner were present as well as Board engineer Michael J. Kelly, P.E. and Board attorney/secretary William A. Monaghan, III, Esq. Vice Chairman Lucibello announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

OLD BUSINESS – None

NEW BUSINESS

1. With regard to the application of the **Cornett Family Trust**, Darryl W. Siss, Esq., appeared as attorney for the applicant together with Bruce D. Rigg, P.E., the applicant's engineer. Mr. Monaghan recused himself as attorney for the Board with regard to this application and indicated that Borough attorney Michael J. Pasquale would represent the Board for this application. Mr. Siss presented a brief overview of the application. He advised the Board that the subject site is a large parcel most of which is located in Hawthorne, but a small portion is within the Borough of North Haledon. Mr. Siss stated that an application is also pending before the North Haledon Planning Board with a work session appearance scheduled for May 13, 2010. The application seeks approval for a three lot subdivision with an extension of Manchester Avenue and a cul-de-sac at the end of the extension.

Mr. Kelly briefly reviewed the comments contained in his reports dated March 26, 2010 and April 28, 2010. He also distributed copies of his review of the applicant's drainage submission dated May 4, 2010. He called the Board's attention to the steep slope variance requirements for one of the proposed lots as well as the "flag lot" configuration of the other lot. He also requested a legal opinion regarding a possible variance requirement for proposed Lot 4.01 which does not have frontage along a street in Hawthorne.

Mr. Rigg discussed the reasons for the configuration of the proposed cul-de-sac. He acknowledged that access to the proposed lots for emergency services, garbage and recycling would be from North Haledon. Mr. Matthews noted the Borough's opposition to flag lots.

Discussion took place regarding the cul-de-sac and possible alternatives to the extension of Manchester Avenue.

The hearing was then opened for public comment. Five members of the public, residents of Hawthorne and North Haledon, expressed concerns about the applicant's proposal with regard to drainage and runoff problems, slope issues, the possible effect of new wells on existing wells and the number of trees to be removed.

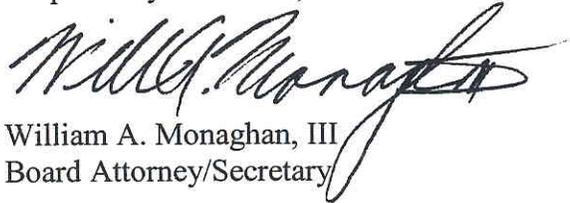
After further discussion between Board members and the applicant's professionals, a motion was made, seconded and unanimously approved to continue the hearing to the Board's May 18, 2010 meeting for further work session review based on alternative proposals to be submitted by the applicant. No further notice or publication will be made for the next hearing and no testimony will be presented at the next hearing.

PUBLIC

The meeting was then opened for public comment without comment.

The meeting was then adjourned at 8:35 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William A. Monaghan, III". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

William A. Monaghan, III
Board Attorney/Secretary