

MINUTES OF THE SPECIAL WORK SESSION MEETING
OF THE HAWTHORNE ZONING BOARD OF ADJUSTMENT
DECEMBER 9, 2013

The December 9, 2013 special work session meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:00 p.m. by Chairman Hallock. All members were present except Joustra, Melfi and Chamberlin. In addition, Charles C. Collins, Jr., Attorney/Secretary, Michael Kelly representing Boswell McClave Engineering, the Borough Engineers and Joseph Burgis, Burgis Associates, the Borough Planner were present.

The Board discussed and approved the minutes of the November 25 regular and December 2 special meetings.

Mr. Collins reported on the availability of the room for special meetings in January. The Board agreed to hold the continuation of the 300 Lincoln Avenue hearing on January 6, 2014; the continuation of the Nexus hearing on January 13, 2014 and the continuation of the Christian Health Care hearing on January 20, 2014. A special meeting was scheduled for January 27 as well. It was agreed that all meetings would commence at 7:00 PM.

Respectfully submitted,

Charles C. Collins, Jr.

Attorney/Secretary

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FLAG SALUTE

BILLS

NONE

MINUTES

On motion by Gallagher with second by DeRitter, the Board approved the minutes of the November 25, 2013, Work and Regular, and the December 2, 2013 special work and regular meetings.

RESOLUTIONS

NONE

Old Business

Hearings

1. The Chairman then called for the hearing of the application of **Christian Health Care Center**. 301 Sicomac Avenue, Lots 1, 1.01, 1.02, 1.03, 1.04 and 1.05, Block 293. The applicant was represented by Jerome A. Vogel, Esq., Hopkinson & Vogel, Esqs., 1600 208 North, Hawthorne, New Jersey. Mr. Vogel recalled Kenneth Karle, President of Lan Associates, the project engineer, to resume his testimony begun on October 21.

At the outset the Chairman expressed concern that unlike conventional applications an unescorted visit to the site would disclose nothing to the visitor. It was agreed that the Board would be given an escorted tour of the Hawthorne site on Saturday, December 18, 2013, commencing at 10:00 AM. The group, including the public if they wish, will meet at the first parking lot after the entrance from Mountain Avenue. Notice of cancellation would be posted on the Borough website.

Mr. Karle then resumed his testimony focusing on drainage, lighting, utilities, parking, landscaping and the applicant's response to issues raised by the Borough Engineer.

On drainage he testified that there would be no spillage on to Emeline Drive and described the loop road improvements and retention basin/pond to assure that.

On lighting he described the new LED fixtures that would shine down and whose area could be controlled.

On the subject of utilities his major point was that the applicant would hope to have Hawthorne water. This has not been finalized and Ridgewood remained as a backup.

There would be 206 parking spaces provided for 199 units, 12 of which would be in Hawthorne. The overall proposal is for 27 one bedroom and 24 two bedroom units in Hawthorne with 60 one bedroom and 88 two bedroom units in Wyckoff.

On the subject of landscaping a discussion of the use of the buffer zone for landscaping and yard drains for further protection of the Emeline Drive residents and it was agreed to refer the matter to the Shade Tree Commission for review and comment.

In answer to Mr. Kelly's question and the Borough Engineer report, it was stated there would be some blasting.

When the public was invited to speak Dam Melfi of 84 Emeline Drive asked questions about tree removal, road location, landscaping along his property line and lighting limits.

A break was taken at 9:19 and when the meeting resumed at 9:32, Mary Mohan of Emeline Drive questioned about lights on buildings and direction of water runoff.

Rayna Laiosa, 89 Minerva Avenue, asked about DEP approvals, swales and drainage, landscaping plan and steep slope location

There being no further business to come before the Board, on motion by Gallagher with second by DeRitter, the special public meeting of the Hawthorne Zoning Board of Adjustment for December 9, 2013 was adjourned at 10:02 PM.

Respectfully submitted,

Charles C. Collins, Jr.

Attorney/Secretary