

Hawthorne Planning Board Minutes of February, 2010 Work Session

The February 2, 2010 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 Mr. DeAugustines, Mr. Ruta and Ms. DiMattia 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.

1. With regard to the application of **Physique by Malik, LLC**, no one appeared on behalf of the applicant.

2. With regard to the application of **Morlot Distribution Center**, Cathy English, owner and Darren English, her husband, appeared on behalf of the applicant. After being sworn, they testified that Morlot Color & Chemical Co. has operated an existing business selling dye for the textile industry at the premises for approximately 25 years. Based on the decline of the existing business, they propose to engage in the wholesale and retail sale of beverages and paper products as well as the rental of party tents, tables and chairs. Thirteen on-site parking spaces are available. Proposed hours of business would include Saturdays and Sundays. Vice Chairman Lane and Mr. Lucibello expressed concerns regarding the applicant's parking plan, deliveries to the site and ingress/egress with truck traffic and retail customers coming to the site. Mr. Matthews questioned whether use of some of the proposed parking spaces would encroach on the adjacent property.

The hearing was then opened for public comment. James Dusenberry, owner of a neighboring residential property, expressed strong objections based on existing traffic conditions on Ethel Avenue, the proximity of the site to Roosevelt School, noise, and the proposed weekend hours. He indicated that he was particularly concerned with the proposal for retail business.

After further discussion, the Board requested that the applicant provide a more detailed parking plan, particularly with relation to the adjacent property. A motion was then made, seconded and unanimously approved to continue the hearing until the March 2, 2010 Board meeting.

OLD BUSINESS

1. With regard to the application of **Campos Landscaping**, Fawaz Kurdi, operator of the service station at the site, appeared on behalf of the applicant. He advised the Board that the applicant, Mr. Campos, was unable to attend due to illness. Mr. Kurdi also requested additional time to prepare the parking diagram requested by the Board. A

motion was then made, seconded and unanimously approved to continue the hearing to the March 2, 2010 Board meeting.

NEW BUSINESS

1. With regard to the application of **PRT Realty, L.P.**, Ralph E. Faasse, Esq. appeared as attorney for the applicant together with Bruce D. Rigg, P.E., the applicant's engineer, for work session review of the application. Mr. Faasse advised the Board that his client's application seeks site plan approval for additions to the existing industrial building on the premises with two new variances required. He indicated that the present use of the property will not change, with one tenant utilizing the entire structure. Mr. Monaghan noted the receipt of a report dated January 27, 2010 from Board engineer Michael Kelly. Mr. Faasse stated that the applicant is seeking several waivers from site plan checklist requirements and Mr. Kelly advised the Board that he had no objection to the waiver requests. Mr. Rigg indicated that the applicant had received approval from NJDEP for the drainage plan and Mr. Kelly stated that drainage calculations were not required. Based on the applicant's soil movement calculations, a public hearing is required which will be conducted concurrently with the site plan review hearing. The hearing was opened for public comment without response. Mr. Faasse was advised that the formal hearing will be listed on the agenda for the Board's February 16, 2010 meeting.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:55 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary