

## **Hawthorne Planning Board Minutes of the March 7, 2023 Meeting**

The March 7, 2023 meeting of the Hawthorne Planning Board was called to order at 7:00 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Chairman Garner called the roll. All members and alternates were present as well as Board attorney Darryl Siss and secretary Janice Patmos. Absent from the meeting was Ms. DiMattia and Mr. Verrengia. Chairman Garner announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

### **MINUTES**

1. On a motion made by Mr. DeAugustines, and seconded by Mayor Lane the Board approved the minutes of the February 17, 2023 meeting.

### **CORRESPONDENCE** – None

### **BILLS-**

1. On a motion made by Mr. Matthews, and seconded by Mrs. Della Croce and approved by a vote of 7-0 to approve payment of a bill from North Jersey Media Group for invoice number 0005592905 in the amount of \$ 32.56.

### **RESOLUTIONS** –None

### **CERTIFICATE OF COMPLIANCE PLAN REVIEW** –

1. With regard to the application of Chef Zoher, Zack Daghestani and his realtor Ahmed Ali, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to operate his business which specializes in gourmet Middle Eastern line of food called Lahmu Bajjin. After a brief explanation of his business, the Mayor and the Board members deemed his application to be incomplete. There was a discussion on whether this would be permitted in that Zone. A motion was made and seconded to postpone the application to the March 21, 2023 meeting.

### **New Business-**

1. With regard to the application of 89 Ethel Avenue LLC, application for Site Plan Review Board attorney Darryl Siss stated that the board could not vote on this application unless it was significantly different. After reviewing the plans that were submitted and the engineer's letter, Mr. Siss didn't see a problem and that it is significantly different. Mr. Edward Engelhardt Esq., appeared as attorney for the applicant. After being sworn, he made an opening statement in which he outlined his client's proposal for a storage area and drainage improvements to the rear of the building. The proposed exterior storage area is behind the warehouse building is partially located on Railroad property. The applicant has a lease agreement with the Railroad for the use of the property. Mr. Engelhardt proceeded to go over several items in Boswell's report dated February 14, 2023; he then called upon the

applicant Mr. Burak Yeneroglu. After being sworn, he testified the area behind the building will be used for storage of material for their product. He stated that they have a new company driving their trucks and no longer use Roosevelt Avenue. The trucks will now be able to back directly in without blocking the street while loading and unloading. The hours of operation are Monday through Friday from 8:00 AM to 5:00 PM and Saturday 8:00 AM to 12:00 PM. They have a mobile showroom which goes to the customers and events, only contractors will be at this location.

Mr. Engelhardt called on the applicant's engineer Mr. John Bleeker, after being sworn, he gave testimony on some of the items listed in Borough engineer's letter dated February 14, 2023. They are requesting a variance for the front yard setback; which is pre-existing and a waiver for the topographic information and survey within 200 feet of existing utilities. There will be no modifications to the existing building. They are looking to pave the storage area and install a drainage system. They will also provide a privacy fence.

The Board engineer Mr. John Yakimik asked Mr. Bleeker to give testimony on the following items listed in his report dated February 14, 2023. The thickness of the asphalt being used for the paving, to provide a drive apron design, how they are handling the snow being plowed or removal, will there be any soil removed at the site, details on the privacy fence. Mr. Yakimik informed Mr. Bleeker a percolation test must be performed prior to installation of the drainage system. Their office will be required to inspect the installation of the drainage system and will need at least 48 hours notice. Mr. Yakimik asked if there would be any new lighting at the site. Mr. Bleeker responded that he didn't think any soil would be removed, mostly regrading. He also said the privacy fence would be a chain link with slats. They would be adding lights along the driveway side. Mr. Bleeker stated he would supply any additional information that was needed and would comply with all request.

Chairman Garner open the hearing up for public comment. Ms. Julie Schidberger came forward, after being sworn, she had a concern if the trucks came before 8:00 AM could they shut them down. She inquired about the privacy fence and if they were going to put the slats in the gate.

No other members of the public requested the opportunity to speak and the public portion of the hearing was closed. A motion was made by Mayor Lane, and seconded by Mr. Meier and approved by a vote 7-0 to grant the site plan approval subject to the preparation of a memorializing resolution by the Board attorney with conditions.

Respectfully submitted,

Janice Patmos  
Board Secretary