

## **Hawthorne Planning Board Minutes of the May 2, 2023 Meeting**

The May 2, 2023 meeting of the Hawthorne Planning Board was called to order at 7:00 P.M. by Vice Chairman Lucibello. After recital of the Pledge of Allegiance, Vice Chairman Lucibello called the roll. All members and alternates were present as well as Board attorney Darryl Siss, secretary Janice Patmos and Board engineer John Yakimik. Absent from the meeting was Chairman Garner and Mrs. Della Croce. Vice Chairman Lucibello 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. Matthews, and seconded by Mr. DeAugustines the Board approved the minutes of the April 18, 2023 meeting.

### **CORRESPONDENCE** – None

### **BILLS-**

1. A motion was made by Mr. DeAugustines, and seconded by Ms. DiMattia and approved by a vote of 7-0 to approve payment of a bill for North Jersey Media Group for invoice 0005666259 in the amount of \$ 16.72.

### **RESOLUTIONS** –

1. With regard to Chemlon Packaging Co. Inc., a motion was made by Mr. Matthews, seconded by Mr. DeAugustines approved by a vote of 6-0 to approve a resolution memorializing the actions taken by the Board at its April 18, 2023 meeting

### **CERTIFICATE OF COMPLIANCE PLAN REVIEW** – None

### **New Business-**

1. With regard to the application of Mechanical Associates of New Jersey, Inc. Robert Landel attorney, appeared on behalf of the applicant. Mr. Siss stated that the applicant is seeking preliminary and final site plan approval to construct a two-story commercial building with parking under the building on the first level. The property is in the I-1 industrial zone. It was a former service station which has been vacant for a while. They are taking down the existing building and putting up a new building. Tonight we have Mr. Alfano, the owner of Mechinacal Associates of New Jersey and principle owner of the property, Mr. Edward Easse R.A.,P.P., architect and planner, and Shan Pei Franchiang P.E. their engineer.

Mr. Landel called as his first witness Sam Alfano. After being sworn, he testified that he is outgrowing the space he is in now and looking to stay in Hawthorne. Mr. Alfano is a mechanical contractor, he does plumbing and heating in commercial spaces. He does not do any residential work. He plans on having an office on the second floor with parking

underneath. There will be 3 employees, possibly a fourth with 2 shop employees downstairs who will make deliveries to the job site. There are 15 additional employees that go directly to the job site. Hours of operation are Monday through Friday with a starting time from 8:00 AM. to 4:00 PM. Deliveries are made by UPS to the office once or twice a week, the larger equipment is delivered directly to the job site. There will be a total of 3 trucks, a small pickup, a small rack truck and a larger rack truck. They are proposing 15 parking spaces.

Vice Chairman Lucibello asked if the Board had any question, seeing none he then opened the hearing for public comment. Several owners in the immediate neighborhood expressed concerns over parking and if there would be any Saturday hours.

Mr. Landel next witness was the applicant's site engineer, Shan Pei Franchiang P. E. Based on his credentials, professional license and experience, he was offered and accepted as an expert witness. He indicated that he prepared the site plan for the subject property and it was marked as exhibit A-1, dated 1-26-23. The location of the site is 90 Fifth Avenue. The existing conditions on the site is a service station with property that is in disrepair. They are proposing to construct a 2 story warehouse open building, with parking underneath the overhang. He proceeded to go over the landscaping, grading, drainage and lighting. He also stated that the property is not in the wet lands. The site will not have a problem with emergency vehicles.

Vice Chairman Lucibello asked if the Board had any questions. Mayor Lane had a concern with the lights shinning down onto the neighbors and said he would like them to use soft white so it doesn't have a glare. The Board engineer John Yakimik went over some of the items in his report dated April 17, 2023. He also asked that the Borough arborist review the plans and provide any comments. He also suggested as a condition of the approval, that the vehicles should be parked under the overhang of the building shielded from the neighbors. He also asked that the applicant take another look at the water flowing on to the sidewalk. Mr. DeAugustines stated that there was no comments from the Police or Fire. It was then open to the public without comment.

Mr. Landel called as is next witness Edward A. Easse R.A., P.P., the applicant's architect and planner. After being sworn, he was offered and accepted as an expert witness. He indicated that he prepared the plans submitted in support of the application with the latest revision date of 10-26-22. He stated by turning the building sideways on the property would eliminate the number of windows and be able to have parking underneath. There will be no mechanicals visible to the neighbors. The entrance will be at the far end of the building. The first floor will have a small lobby with an elevator in the back of the building. The offices will be located on the second floor. They came up with a very nice landscape as not to impact the neighbors but to shield the site from the neighbors.

Vice Chairman Lucibello asked if the Board had any questions. Mayor Lane asked if the elevator was big enough for a stretcher and the answer was no. The hearing was then opened for public comment without response. A motion then made by Mr. Matthews, seconded by Mayor Lane and approved with conditions by a vote of 7-0 to grant the application for site plan review subject to preparation of a memorializing resolution by the Board attorney.

Old Business-None

Public

Adjourn

Respectfully submitted,

Janice Patmos  
Board Secretary