

HAWTHORNE PLANNING BOARD
MAY, 2022 Work Session

The May, 2022 regular meeting of the Hawthorne Planning Board was called to order on May 3, 2022 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 Mr. Siss Esq., Secretary Janice Patmos, John Szabo and Borough engineer Mike Kelly. 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 Mayor Lane and seconded by Mr. DeAugustines the Board approved the minutes of the April regular meeting.

BILLS-None

CORRESPONDENCE-None

RESOLUTIONS-None

CERTIFICATE OF COMPLIANCE PLAN REVIEW- None

NEW BUSINESS –None

OLD BUSINESS-

1. With regard to the application of **SPGM Hawthorne, LLC**, Ms. Donna Jennings, Esq. from the Law firm of Wilentz, Goldman and Spitzu, P.A. appeared as attorney on behalf of the applicant for the continuation of the hearing on the application for Preliminary and Final Site Plan Application to construct an inclusionary multi-family residential development consisting of 117 units at the property located at 542 Goffle Road, lot 6 block 89, lots 1, 2.01 and 2.02 block 90. The property is situated in the R-12-R multi-family affordable housing district adopted by the Borough Council on 6/2/21. The R-12-R district standards are consistent with the settlement agreement between the Borough Council and the Borough of Hawthorne Planning Board and the applicant. After receiving constructive comments from the February meeting the applicant revised the site plan layout and modified the building design. Some of the major changes are: reducing the height of the building, reducing impervious coverage, shifting the retaining walls, enhancing the landscaping, restoring the front buffer by redesigning the storm water management system. They removed one unit in building C, now there are 116 units instead of 117 units. They

will provide 1 covered parking space per unit under each building and increase the number of charging stations on site. In support of the revised project they will rely on the testimony of the following 3 witnesses; Gerald Gesario site engineer, Matthew Jarmel license architect and Elizabeth Dolan traffic engineer.

Ms. Jennings called as her first witness Gerard Gesario, P.E., the applicant's site engineer. Mr. Gesario was previously sworn in and still remains under oath. He stated that the changes were based on a number of comments received at the last hearing. He went on to identify the site and gave a general summary of the site plan revisions. Each building will be 3 stories, over ground floor parking. Starting with exhibit A-6, a color rendering of the new landscaping, Mr. Gesario went over the changes, starting with reducing the island width at the site access and increasing pavement width for entry and exit lanes; revise the profile slopes to provide 16% max slope per RSIS standards; eliminate the drive aisle and parking behind Building C; provide a grass paver 8-foot wide access road for maintenance along south side of Building C; regrade most of the disturbed areas to significantly lower many wall sections and reduce wall lengths. The west wall will be moved significantly away from rear property lines, The sanitary sewer line has been extended along the rear property lines on south side of the development tract. The landscape has been revised to provide plantings along all walls, increased deciduous tree plantings. They have added 2 pole mounted fixtures to provide lighting along the emergency access path to Lynack Road. The stormwater design has been completely reconfigured. By increasing the number of charging stations, the statue allows a 10% credit toward parking, 229 spaces were required, proposed is 206. Mr. Gesario then concluded his presentation on behalf of the applicant

Borough engineer Michael Kelly then proceeded to question portions of Mr. Gesario's testimony and go over specific concerns he also had. A brief discussion was held among the members of the Board. The hearing was then opened to the public for comment. Several residents came forth with question and concerns, which were discussed.

Ms. Jennings called as her next witness Mr. Matthew Jarmel, AIA., the applicant's architect. Based on his credentials, professional license and experience, he was offered and accepted as an expert witness. He described the changes which were made to the buildings, the roof was revised from a pitched roof to a flat roof design. The façade materials and color scheme were also revised. The unit counts revised to 37 units in Building A and B, 42 units in Building C, with 17 affordable units. The unit for the superintendent was eliminated. The fitness amenity is now located in Building C only. The front of the buildings facing Goffle Road all will have balconies. Mr. Jarmel went over the HVAC system for each unit. Each building will have a trash room located on the Garage level. Mr. Jarmel went over the height of the parking garage, and the size of the elevator.

Borough engineer Mike Kelly proceeded to question portions of Mr. Jarmel's testimony and go over specific concerns he had. A brief discussion was held among the members of the Board. The hearing was then opened to the public for comment. Several residents came forth with questions and concerns which were addressed.

Ms. Jennings called as her next witness Ms. Elizabeth Dolan, the applicants traffic engineer. Based on her credentials, professional license and experience, she was offered and accepted as an expert witness. Her traffic report was revised with a date of April 5, 2022. She stated that the revised study has been prepared to address the engineering and the police department's review comments associated with the development of 116 residential units on Goffle Road. Access is proposed via one full- movement driveway along Goffle Road. Goffle Road is under Passaic County jurisdiction, one lane is provided for each direction of travel and the posted speed limit is 35 miles per hour. Existing traffic volumes were obtained from the manual traffic counts performed by D&D at the Goffle Road intersection with Warburton Avenue on Tuesday, May 25, 2021 from 7:00 AM to 9:00 AM and from 4:00 PM to 6:30 PM. The peak hours occur from 7:15AM to 8:15 AM and from 4:00PM to 5:00PM. This study demonstrates that the proposed development will not have a negative or perceptible impact on operating conditions at the surrounding intersections.

Borough engineer Michael Kelly then proceeded to question portions of Ms. Dolan testimony and go over specific concerns he also had. A brief discussion was held among the members of the Board. The hearing was then opened to the public for comment. Several residents came forth with question and concerns, which were discussed.

After a discussion between the Board members over the architectural design of the buildings; Mayor Lane made a motion to use the original design. The Board unanimously agreed that the original design would be a better fit.

Chairman Garner then suggested that the hearing continue at the next available meeting date. After discussion, a motion was made, seconded and unanimously approved to adjourn the hearing to the June 7, 2022 Board meeting with no further requirement for notice or publication.

The meeting was then opened for public comment without response.

The meeting was then adjourned at 10:29 PM.

Respectfully submitted,

Janice Patmos
Board Secretary

