

## **Hawthorne Planning Board Minutes of the May 16, 2023 Meeting**

The May 16, 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 Board engineer John Yakimik. 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. Matthews, and seconded by Vice Chairman Lucibello the Board approved the minutes of the May 2, 2023 meeting.

**CORRESPONDENCE** – None

**BILLS**- None

**RESOLUTIONS** – None

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

1. With regard to the application of Lafayette Events LLC, Edward A. Easse, Architect appeared together with owners Juliana Ospena and Sargan Koumi on behalf of the applicant. After being sworn, they testified that the applicant proposes to use the building at 465 Lafayette Avenue as an event venue. This building was previously occupied by the Hawthorne Press. The events will be held off hours mainly in the evenings and on weekends. There will be a maximum of 49 people at the events. There are 2 parking spaces on site. The applicant has an agreement with the Church across the street for additional parking. The applicant proposed to renovate the interior and the exterior of the building. A kitchen is proposed for clean up's only, no cooking, maybe a microwave. After a brief discussion among the Board members over the verbiage in the agreement with the Church, the applicant has agreed to provide an agreement stating that the applicant would have the right to use the parking lot as long as the Church was in operation. A motion was made by Mayor Lane, seconded by Mr. Meier and approved by a vote of 7-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

### **New Business**-

1. With regard to the Area in Need of Redevelopment, 55 Schoon Avenue, Mr. John Szabo introduced himself to the Board members and established his credentials. Mr. Szabo stated that we are here tonight to review and conduct a public hearing on the investigation of 55 Schoon Avenue; should this be designated as an area to be in need of redevelopment? The public has been notified and published twice in the official publication of the Borough as required under the local redevelopment housing act. Mr.

Szabo gave a presentation going over all the details in his report. After his presentation it was then open to the Board members for comment. The meeting was then open to the public. Mr. Waldman, attorney spoke on behalf of his clients; One Loretto and Nexus who has an interest in 55 Schoon Avenue. After hearing Mr. Waldman's comments, the public portion of the meeting was closed. A motion was made by Mr. Matthews, seconded by Maylor Lane and approved unanimously and forward to council without comment.

**Old Business-** None

**Public**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:00.

Respectfully submitted,

Janice Patmos  
Board Secretary