

## **Hawthorne Planning Board Minutes of July, 2022 Work Session**

The July 5, 2022 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, Board Secretary Janice Patmos called the roll. All members and alternates were present as well as secretary Janice Patmos and Board planner John Szabo. Absent from the meeting were Mr. Verrengia, Board engineer Michael J. Kelly, P.E., and Board attorney Darryl Siss Esq. Borough attorney Michael Pasquale, Esq. and engineer John Yakimik, P.E. appeared in their absence. 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. De Augustines, seconded by Vice Chairman Lucibello the Board approved the minutes of the June regular meeting.

### **RESOLUTIONS**-None

### **BILLS**-None

### **CORRESPONDENCE** – None

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

1. With regard to the application of Hye Tech Mechanical, LLC, Alen Atamian, owner and director of operations, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to use the subject premises as an office and warehouse. This is a full- service HVAC company, they preform installations, outstanding service and repair for commercial properties. This is a perfect location they will not have residents walking in, it is not the market they tailor to. They are primarily based in New York City where most of their work is. They have a team of employees, but only 2 full time people will come to the office Monday through Friday 7:00 AM to 5:00 PM. Mr. Atamian stated that they occasionally get deliveries, but only need storage and office space. They are assigned 3 parking spaces.

Mr. Matthews asked who occupied the building in the front, Mr. DeAugustines responded the Satellite Co, the previous tenant was the Moving Supply Co. Vice Chairman Lucibello wanted Mr.Atamian to elaborate more on his deliveries .Mr. Atamian stated he gets a delivery every 2 to 3 days. A small box truck brings pipe, miscellaneous material. They don't get big equipment sent to them, it is sent to their crane guy, who is better at moving heavy equipment then his guys. Mayor Lane asked if they fabricated, Mr. Atamian responded no they sub that work out to numerous Sheet Metal Companies who specialize in it. Mr. DeAugustines asked if

he was going to have storage outside at this location, Mr. Atamian said no the plan was only to use the warehouse space. Mr. Pasquale stated that the resolution would state no outside storage permitted. Mr. Atamian said they will have a dumpster to which Mr. DeAugustines said it cannot be visible from the street. Mr. Atamian said it will be located behind the building. A motion was then made by Mr. Matthews, seconded by Mayor Lane 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.

2. With regard to the application of Apex Motors II DBA Apex Motors of Hawthorne, Mr. Manafi, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for a used car sale. For the past 7 ½ years he has owned and operated a used car dealer located in Union City. The hours of operation would be Monday through Saturday, 10:00 AM – 7:00 PM and Sundays 10:00AM-4:00 PM. Mr. Garner stated that on Sundays his operation would not be allowed. Mr. DeAugustines stated it was a state law. Chairman Garner asked if he was going to own the cars that he is selling. Mr. Manafi said he owns 100 % all the cars. Vice Chairman Lucibello asked how many cars are you planning on putting on the lot at any one time. Mr. Manafi responded about 50 to 60 cars, he does not want to make it too tight, you need room to take a car for a test drive. He stated that you need to have enough space inside for customer parking and also for handicap. He will be installing signs to make it convenient for customers to go in and out. Vice Chairman Lucibello asked if he was stacking the cars in rows, allowing the cars to get out easily for test drives and won't be double stacking. Mr. Manafi responded no, there would be space in between making it easy to get out. Mayor Lane stated that on his application you have used cars and service, what kind of service do you offer? Mr. Manafi said it will only be for their cars, to prep the cars for sale. Mr. Pasquale again asked, there will be no repair of outside vehicles, Mr. Manafi said no. Mr. Pasquale stated that if the Board sees fit to approve this application, that this be a condition of the resolution. Mr. DeAugustines stated that the previous owner said he was only prepping the cars for sale, but he had the rear ends pulled out. Mr. Pasquale asked if he understood what they meant by prepping the cars and Mr. Manafi said yes. Vice Chairman Lucibello asked if they are having any outside storage of tires etc. Mr. Manafi said no. Mr. Matthews questioned the number of cars on the site lined up along Goffle Road and Wagaraw Road. Mayor Lane asked where the employees are parking, customer parking, and said the entrance and exit needed to be defined. A discussion then took place between the Board members and the applicant regarding a site plan showing parking layout, by an engineer or architect. A motion was then made, second and unanimously approved to adjourn the hearing to the regular meeting.

**OLD BUSINESS- None**

**NEW BUSINESS-**

1. With regard to the Master Plan Reexamination Report, Mr. John Szabo introduced himself to the Board members and established his credentials. Mr. Szabo stated that the governing body shall, at least every 10 years, provide for a reexamination of its master plan. Mr. Szabo proceeded to give a power point demonstration highlighting all the important elements in his report. The Planning Board will conduct a public hearing on Tuesday, July 19, 2022 at 7:00 PM to consider the adoption of a Master Plan Reexamination and Land Use Plan which is a revision or amendment of the Master Plan of the Borough of Hawthorne.

2. With regard to the application of 89 Ethel Ave. LLC, Edward Engelhart, appeared as attorney and John Bleeker appeared as architect for the applicant. Mr. Bleeker was asked to give the Board a brief overview of completeness of the application for site plan approval. He indicated that notice of the application had been served and published. Mr. Bleeker said they had responded to Mr. Kelly's report dated April 7, 2022 and addressed each one of the items in detail and re-submitted the drawings. Revised plans were submitted. A discussion took place over the email dated May 4, 2022 with regard to set backs. This email was not in the package. Mr. Bleeker explained that his client NT Trading owns two properties this one and one on Goffle Road. They purchased this property to repurpose the building for their product, they handle a lot of imports. The applicant is seeking site plan approval to raise the roof to a normal industry warehouse height, add an office mezzanine, and upgrade the façade of the whole building. His client has acquired a lease agreement with the railroad which will be graded also providing the proper drainage to use as storage of their product behind the building. The other property they own is directly across the street which was a parking area for this building. His client would like to make that an outdoor showroom, construct several Gazabos, and improve the parking. They don't deal directly with the public, its by appointment. Mr. Pasquale asked if it was a showroom, Mr. Bleeker answer was no. Mr. Garner questioned the response to Mr. Kelly's letter dated April 7, 2022 was an email that Mr. Bleeker shared with Mr. Engelhart, answer yes. Mr. Bleeker stated on May 4, 2022 he responded to 3 items, set back, sign details and parking spaces which were the only items discussed in the email with no other correspondence. Mr. Kelly did not generate a new report. They proceeded to go over the items of concern in Mr. Kelly's report dated April 7, 2022. A discussion then took place among the Board members over the situation with the client's site on Goffle Road, over head doors, 18 wheelers not properly sized for that location, trailers loading and unloading in the street, the one- year lease with the railroad. A motion was made and seconded, to carry the application to the regular meeting without receiving a new notice.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was adjourned at 9:32 PM.

Respectfully submitted,

Janice Patmos  
Secretary