

Hawthorne Planning Board Minutes of the October 17, 2023 Meeting

The October 17, 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 and secretary Janice Patmos and Board engineer Mr. John Yakimik. Absent from the meeting was Chairman Garner, Ms. DiMattia and Mr. Meier. 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. De Augustines, and seconded by Mrs. Della Croce, the Board approved the minutes of the July 18, 2023 meeting.

CORRESPONDENCE – None

BILLS-None

RESOLUTIONS –None

CERTIFICATE OF COMPLIANCE PLAN REVIEW –

1. With regard to the application of Newcowagaraw LLC- Mr. Siss reported the receipt of a letter dated October 17, 2023 from the applicant's attorney requesting to be rescheduled for the November 21, 2023 meeting. A motion was made by Mayor Lane, and seconded by Mrs. Della Croce to carry the application to the November 21, 2023 meeting.
2. With regard to the application of Hawthorne Quick Shop, Nashwan Albeelwe, owner, appeared on behalf of the applicant along with Ahmed Ali, realtor for the applicant. After being sworn, they testified that the applicant proposes to lease 1,800 square feet of the subject property to operate a convenience store. They have multiple locations out of state. They will be offering packaged products such as snack, drinks, tobacco products, e-cigarettes and household products. Hours of operation typically run from 7am to 10 pm and will have about 1 to 2 employees on site. Deliveries are made by a van once a week. A discussion then took place over Boswell's report dated October 2, 2023 over the conditions of the parking area and efforts to improve it. A motion was made by Mr. Matthews, seconded by Mayor Lane to carry the application over to the November 7, 2023 meeting.

New Business-

1. The Board conducted a review of Ordinance No. 2325-23 forwarded to the Board by the Borough Clerk pursuant to the provisions of the Municipal Land Use Law. After a brief discussion a motion was then made by Mayor Lane, seconded by Mrs. Della Croce, and unanimously approved to recommend the adoption of the ordinance with a finding of consistency with the Master Plan. Mr. Siss was directed to advise the governing body of the Board's action.

2. An informal discussion took place among the Board members, Priscilla J. Triolo, Ms. Kiersten Osterkorn and the owner Mr. Al Leone in regards to a proposed subdivision at 36 Braen Avenue. No formal application was submitted at this time.

Old Business-None

Public

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:16 P.M.

Respectfully submitted,

Janice Patmos
Board Secretary