

**HAWTHORNE PLANNING BOARD**  
**Minutes of February, 2022 Regular Meeting**

The February, 2022 regular meeting of the Hawthorne Planning Board was called to order on February 15, 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 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 Ms. DiMattia and seconded by Vice Chairman Lucibello the Board approved the minutes of the February work session.

**BILLS**-None

**CORRESPONDENCE**-None

**RESOLUTIONS**-

1. With regard to the application of **MDL Realty, LLC.**, a motion was made by Mayor Lane, seconded by Mr. Matthews and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its February 1, 2022 meeting.
2. With regard to the application of **Forest Avenue Realty, LLC.**, a motion was made by Mr. DeAugustines, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its February 1, 2022 meeting.

**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 who is seeking 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 on the Borough tax map. 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. The applicant proposes to construct 3 buildings each having 3 stories with ground floor parking, a total of 117 units. Consistent with the settlement agreement 17 units will be set aside for affordable units and the remaining 99 units will be market rate with 1 unit reserved for a site manager. No Variances are required, the only exception is the relief of the width of the proposed sidewalk. In support of the application the applicant will be calling 3 witness, Mr. Gerard Gesario, P.F. the professional site engineer, Fred Kincaid, AIA, the license architect and Besty Dolan the professional traffic engineer. As a matter of record keeping Ms. Jennings went over several reports and memorandums that were also in her possession.

Ms. Jennings called as her first witness Gerard Gesario, P.E., the applicant's site engineer. Based on his credentials, professional license and experience, he was offered and accepted as an expert witness. He indicated that the site plans submitted in support of the application were prepared under his supervision. He described the site and the area around the site with the Ariel exhibit marked as A1 which outlined the development. The combined 4 lots on this parcel is 6.3 acres and zoned for the applicants use. The property fronts Goffle Road and is surrounded by single family homes, a vacant dwelling on the site and trees on a steep slope. There will be 3 separate buildings, building A will have 36 units, building B will have 36 units and building C will have 45 units, 3 stories with ground level parking. The proposed access will be from Goffle Road with an emergency access from Lynack Road. They will be providing 231 parking spaces and will be addressing a car charger section. Mr. Gesario offered testimony on the proposed sidewalks, trash enclosures, recycling, snow removal, plantings, utilities, drainage and retaining walls. Mr. Gesario then concluded his presentation on behalf of the applicant

Borough engineer Michael Kelly then proceeded to question portions of Mr. Gesario 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 addressed.

Ms. Jennings called as her next witness Mr. Fred Kincaid, AIA., the applicant's architect. Based on his credentials, professional license and experience, he was offered and accepted as an expert witness. He indicated that the plans submitted in support of the application were prepared under his supervision. He described the ground floor, parking plan of the buildings which will have 2 sets of stairs, trash and utility room, the elevator location and fitness room. The first floor will have 2- 1 bedroom units, 9-2 bedroom units, 2 of the units will be COAH units. The second floor will have 1- 1 bedroom unit, 10- 2 bedroom units, 1- 3 bedroom units, 2 of the units will be COAH units. The third floor will have 3- 1 bedroom units, 10- 2

bedroom units, 1 unit being a COAH unit. The front of the buildings facing Goffle Road all will have balconies. Each floor will have a trash room. All 3 building will have the same design, the lobby will have a mail room, meeting room, kids area and a package room. He went over the roof design, building heights, handicap spaces, the height of the ceiling in the garages, HVAC units and the materials use on the exterior of the buildings.

Borough engineer Mike Kelly proceeded to question portions of Mr. Kincaid'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.

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 March 15, 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 10:00 PM.

Respectfully submitted,

Janice Patmos  
Board Secretary