

## **Hawthorne Planning Board Minutes of April, 2017 Regular Meeting**

The April, 2017 regular meeting of the Hawthorne Planning Board was called to order on April 18, 2017 at 7:35 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Chairman Garner called the roll. All members and alternates except Vice Chairman Lucibello and Ms. DiMattia were present as well as Board engineer Michael J. Kelly, P.E. and Board attorney/secretary William A. Monaghan, III, Esq. 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 Mrs. Zakur and seconded by Mr. Kowalski, the Board approved the minutes of the March regular meeting.
2. On a motion made by Mr. Matthews and seconded by Mrs. Zakur, the Board approved the minutes of the April work session.

**CORRESPONDENCE** – None

### **BILLS**

1. A motion was made by Mr. Matthews, seconded by Mr. Kowalski, and approved by a vote of 6-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 990670 in the amount of \$28.08.

### **RESOLUTIONS**

1. With regard to the application of **A&M Petroleum LLC**, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its March 21, 2017 meeting.
2. With regard to the application of **Life Building Fitness**, a motion was made by Mr. Kowalski, seconded by Mr. Matthews and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its March 21, 2017 meeting.
3. With regard to the application of **Partner Construction Services Corp.**, a motion was made by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its April 4, 2017 meeting.

**CERTIFICATE OF COMPLIANCE PLAN REVIEW** – None

**OLD BUSINESS**

1. With regard to the application of **John Hryncewich**, Darryl Siss, Esq. appeared on behalf of the applicant together with Bruce D. Rigg, the applicant's engineer. Mr. Siss indicated that the applicant is seeking final major subdivision approval. Mr. Monaghan noted the receipt of a report dated March 22, 2017 from the Board engineer.

Discussion took place regarding the demolition of structures on the subject premises in accordance with the preliminary approval granted by the Board. Mr. Siss requested a time period of six months to be included in the developer's agreement between the Borough and the developer. The Board concurred provided that the resolution memorializing final approval contain a condition prohibiting the issuance of any building permits (except demolition permits) until completion of demolition. Mr. Kelly advised the Board that the performance bond required to be provided by the applicant would include a requirement for the demolition. Mr. Kelly also advised the Board, as noted in his report, that the subdivision layout in the final subdivision plat is in substantial conformance with the preliminary approval. He noted that the applicant's soil movement plan had previously been reviewed.

Mr. Rigg was sworn and indicated that the existing sanitary sewer line would not be relocated. He also offered his opinion that the sewer easement in the Borough right of way was not required to be vacated.

Discussion took place regarding water service for fire flow. Mr. Rigg presented a letter dated April 18, 2017 from Technical Fire Services, Inc. regarding the results of flow tests to determine available pressure and flow from the fire hydrants on Braen Avenue and Sotnick Street. Mr. Kelly recommended that the Board include as a condition of approval a requirement that the applicant demonstrate adequate water pressure for fire protection to be confirmed by the Board engineer. Mr. Kelly also suggested that the memorializing resolution include provisions for tree protection during construction, certification by the Borough tax collector that real estate taxes on the subject properties are current, and a requirement for deed restrictions confirming that maintenance of seepage pits and trench drains will be the responsibility of the individual lot owners.

After further discussion, a motion was made by Mayor Goldberg, seconded by Mrs. Zakur, and approved by a vote of 7-0 to grant the application for final major subdivision approval subject to preparation of a memorializing resolution by the Board attorney incorporating all of the conditions placed on the record.

**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:25 P.M.

Respectfully submitted,

William A. Monaghan, III, Esq.  
Board Attorney/Secretary