

Hawthorne Planning Board Minutes of July, 2017 Work Session

The July 11, 2017 meeting of the Hawthorne Planning Board was called to order at 7:35 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates except Mr. Matthews 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.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW - None

OLD BUSINESS

1. With regard to the application of **300 Lincoln Avenue LLC**, Darryl W. Siss, Esq. appeared as attorney for the applicant. Mr. Monaghan noted the receipt of reports from the Board engineer dated May 16, 2017 and July 10, 2017 as well as proof of service and publication of notice of the application.

Mr. Siss made an opening statement describing the applicant's proposal to convert the existing structure on the former Decker Dodge property to office/retail use. He indicated that variances are required for the number of parking spaces, parking space size and maximum permitted floor area. He also noted that the applicant had previously received approval from the Board of Adjustment for a car wash at the site, and that the present application represents a less intense use.

Mr. Siss called as his first witness Matthew G. Evans. After being sworn, Mr. Evans testified that he is licensed as an architect and planner. Based on his professional credentials and experience, he was offered and accepted as an expert witness.

Mr. Evans indicated that he prepared the site plans dated April 6, 2017. The plans were marked as Exhibit A-1. Mr. Evans stated that the plans reconfigured traffic flow at the site to provide one way flow from Warburton Avenue to Mahwhinney Avenue. A total of twenty-nine spaces are provided with seventeen in the main lot on the premises and twelve spaces on a separate lot across Mahwhinney Avenue which is also owned by the applicant. The spaces are nine feet by twenty feet which requires a variance. Some of the spaces are delineated as employee parking.

Mr. Evans advised the Board that no change in impervious coverage is proposed. He also outlined the changes in the latest revised plans in response to comments by the Board engineer and Board planner including the addition of signage and landscaping, parking calculations and a new lighting plan. He advised the Board

that the plans provided for five retail/commercial spaces of various sizes with the final configuration based on the tenants obtained by the applicant. A total of 5,900 square feet of retail space is proposed. Mr. Siss then rested his presentation on behalf of the applicant.

Discussion then took place among Board members, the Board engineer, Board planner, the applicant's attorney and applicant's architect/planner regarding conditions to be included for approval of the application.

The hearing was then opened for public comment without response. After deliberation by the Board, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 7-0 to grant the application for site plan approval, variances and waivers subject to preparation of a memorializing resolution by the Board attorney incorporating the conditions set forth on the record.

2. With regard to the application of **Hawthorne Gospel Church**, Darryl W. Siss, Esq. appeared as attorney for the applicant. Mr. Monaghan noted the receipt of reports from the Board engineer dated May 8, 2017 and July 10, 2017 as well as proof of service and publication of notice of the application.

Mr. Siss made a brief opening statement indicating that the applicant is seeking amended site plan approval to replace its existing athletic field with an artificial turf field. He noted that variances are required for fence height and from the requirement for a steep slope analysis. He represented that he had notified the Wyckoff Planning Board of the application and was advised by the attorney for the Board that no submission to the Wyckoff Board would be required.

He called as his first witness Kenneth H. Karle, P.E., R.A., P.P., president of LAN Associates. Based on his prior appearances before the Board, he was offered and accepted as an expert witness. After being sworn, he identified the plans submitted in support of the application and dated February 16, 2017. He indicated that revised plans dated June 29, 2017 will be submitted in response to comments by the Board engineer. The site plans were marked as Exhibit A-1. The stormwater management plan dated February 15, 2017 was marked as Exhibit A-2.

Mr. Karle testified that the applicant proposes to convert its existing combination baseball/soccer field to a synthetic turf field. Six inches of topsoil would be removed and gravel would be used as the base under the synthetic turf. The gravel would act as a drainage reservoir resulting in decreased runoff.

The field would be lined and striped for soccer and baseball. The applicant is requesting a variance for a twenty foot high chain link fence on top of a three foot wall along the left field area to prevent foul balls from being lost in the ravine. He stated that the fence will not be visible from Route 208.

Mr. Karle then testified regarding the applicant's soil movement application. Based on the Board engineer's comments, the soil movement application will be amended to include the amount of gravel being imported for the project.

Mr. Karle further advised the Board that the subject property is not in a flood zone and that NJDEP had confirmed the absence of wetlands at the site. No lighting is proposed for the field. In response to questions from the Board engineer, Mr. Karle indicated that drainage calculations were addressed on the revised plans and that the applicant's proposal would have no impact on existing drainage patterns. The applicant is requesting a variance from the requirement of providing a steep slope analysis because no steep slopes are impacted and Mr. Karle agreed to stake the survey to show the limits of disturbance. In conclusion, he stated that the applicant was not proposing any increase in the intensity of the use of the field and that the rate of stormwater runoff would be reduced as a result of the conversion of the field. Mr. Siss then rested on behalf of the applicant.

The hearing was then opened for public comment. Rayna Laiosa, chairperson of the Hawthorne Environmental Commission requested the opportunity to speak. After being sworn, she directed questions regarding stormwater management to Mr. Karle. She also requested that the applicant provide a certification that the in-fill material for the synthetic field would be non-toxic.

No other members of the public requested the opportunity to speak and the public portion of the hearing was closed.

After brief discussion among Board members, a motion was made by Mayor Goldberg, seconded by Mrs. Zakur and approved by a vote of 7-0 to grant the application for amended site plan approval, variances and waivers with the additional conditions that no advertising signage on the proposed fence shall be visible from Route 208 and the applicant shall provide certification that the in-fill material for the synthetic field is non-toxic, subject to preparation of a memorializing resolution by the Board attorney.

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:30.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary