

## **Hawthorne Planning Board Minutes of February, 2017 Work Session**

The February 7, 2017 meeting of the Hawthorne Planning Board was called to order at 7:32 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 Vice Chairman Lucibello and Mr. Ruta were present as well as 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**

1. Mr. Monaghan reported the receipt of a letter dated January 20, 2017 from the Passaic County Planning Board indicating that the County Board has granted final approval to the Hryncewich subdivision.
2. Mr. Monaghan reported the receipt of a letter dated January 30, 2017 from the Passaic County Engineer announcing the dates of public information meetings with regard to a development study for the Sixth Avenue bridge over the Passaic River.
3. Mr. Monaghan reported the receipt of e-mail correspondence from the Passaic County Planning Department requesting that the Board submit a letter of support for the County's grant application for athletic field improvements at Goffle Brook Park. After discussion, noting that the Mayor and Council declined to take action on the request, a motion was made, seconded and unanimously approved to take no action on the County's request.

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

1. With regard to the application of **R.M. Tuit Paving**, Roger Tuit, owner, and Jacob Tuit, foreman, appeared on behalf of the applicant. After being sworn, they testified that the applicant is the contract purchaser of the subject property and proposes to operate a residential and commercial paving business at the premises. An office would be maintained in the existing building and the business vehicles and equipment would be parked in the rear of the property. The applicant intends to erect new fencing and gates on the premises. No asphalt would be stored at the site. Approximately eight employees would work from the site. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mrs. Zakur 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 **Debbie Diamond Hair Studio**, Debbie Diamond, owner, appeared on behalf of the applicant. After being sworn, she testified that she proposes to lease the subject premises for the operation of a hair salon. The owner would operate the business by herself. Business would be conducted by appointment only, with one or two customers at a time. As part of her application,

the applicant submitted a letter which confirms an arrangement between the property owner and the Rea Avenue Reformed Church for the use of seven parking spaces in the church parking lot adjacent to the subject property. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Ms. DiMattia 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.

### **OLD BUSINESS**

1. With regard to **Bentwheel Motorclub LLC**, James Menza, owner appeared at the request of the Board to review the status of his occupancy. After being sworn, he advised the Board that he has had serious health issues which have prevented him from operating his business as planned. He is temporarily storing some personal vehicles in the warehouse area but intends to make an application to the Board in the future for the use of the warehouse. The Board had no problem with the present use of the property pending a future application.
2. With regard to **Bassam Auto Repair**, Bassam Barouk and Khaled Barouk appeared at the request of the Board. After being sworn, they responded to questions from the Board regarding the prior approval granted by the Board for the parking of customer vehicles on the premises at 85 Wagaraw Road, across the street from their existing business location. Although the prior approval did not specify the number of vehicles permitted to be parked at the overflow area, the Board advised the applicants that the present number of approximately forty vehicles is excessive and was not contemplated at the time of the prior approval. The applicants indicated that the nature of their business has changed and that some of the vehicles presently at the site are there as a temporary accommodation to a friend in a similar business. After further discussion, a motion was made, seconded and unanimously approved to postpone this matter to the March 7, 2017 Board meeting for a review by the Zoning Officer of the space available to determine the appropriate number of vehicles to be parked in the area and also for the applicants to remove the vehicles which are not part of their business.

### **NEW BUSINESS** – None

### **PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:50.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary