

Hawthorne Planning Board Minutes of March, 2017 Work Session

The March 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 Mayor Goldberg and Mr. DeAugustines 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 – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Farm Fresh Foodservice Co., LLC**, Steven Sfugaras and John Sfugaras, owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a farmers' market outlet for the wholesale and retail sale of specialty food products including dairy, produce and grocery items. Six employees would work at the premises. At present, the applicant has no plans to sublease any portion of the premises. Adequate on-site parking is available. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, 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 **Robert Puchkoff**, Mr. Puchkoff appeared. After being sworn, he testified that he proposes to lease the subject premises as a retail men's and women's clothing boutique and café. Since the property is located in the central business district, no off-street parking is required. Two or three employees would work at the premises. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mr. Kowalski 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.
3. With regard to the application of **Hawthorne Board of Education**, Richard Spirito, Superintendent of Schools and Jessica Pignatello, Director of Special Programs, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises for the operation of a transition program for special needs students ages 18-21. The goal of the program is to keep the students in Hawthorne and provide services normally requiring private outside placement. The program would be the first of its kind in a public school in Passaic County. The students would learn domestic skills as well as receive job training. The first floor of the premises would include an office and a simulated

apartment with a kitchen. Four staff members would supervise the program which would initially have four students in the first year with a maximum of sixteen students. No exterior changes to the premises are proposed. Seven on-site parking spaces are available. A motion was then made by Mr. Matthews, seconded by Mr. Ruta and approved by a vote of 5-1 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 the application of **Bassam Auto Repair**, Mr. Monaghan reported the receipt of a telephone request by the applicant for an adjournment due to a family emergency. A motion was made and approved to grant the request. Mr. Monaghan also distributed copies of a Memorandum dated March 6, 2017 from Mr. DeAugustines regarding his visit to the site. The Board requested further information from Mr. DeAugustines regarding an estimate of the number of vehicles which could reasonably be parked at the site.

NEW BUSINESS

1. Darryl Siss, Esq. appeared for a concept review of a proposed development at 300 Lincoln Avenue. The property owner previously received approval from the Zoning Board for a car wash at the site but is proposing a mixed use of retail space and residential apartments. Mr. Siss indicated that the concept plan is deficient by nine spaces with regard to required parking. Mrs. Zakur indicated that when the owner presented the concept to the Economic Development Committee, he was advised that sufficient on-site parking would be a critical issue. The consensus of the Board expressed the same concern. The Board suggested to Mr. Siss that his client reconsider the size of the building or the amount of retail space in order to comply with parking requirements.
2. The Board conducted a review of proposed Ordinance No. 2177-17 forwarded to the Board by the Borough Clerk pursuant to the provisions of the Municipal Land Use Law. Councilman Matthews advised the Board that the purpose of the proposed Ordinance is to clarify that there is no parking requirement for businesses operating in the B-2 Central Business Zone. A motion was then made, seconded, and unanimously approved to recommend the adoption of the proposed ordinance with a finding of consistency with the Master Plan. Mr. Monaghan was directed to advise the governing body of the Board's action. A request was also made to the Ordinance Committee to review the effect of the ordinance on the former Hawthorne Chevy property on Lafayette Avenue which is also included in the B-2 Zone.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:37.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary