

Hawthorne Planning Board Minutes of February 3, 2025 Meeting

The February 3, 2026 meeting of the Hawthorne Planning Board was called to order at 7:03 P.M. by Chairman Lucibello. After recital of the Pledge of Allegiance, Chairman Lucibello called the roll. All members were present. Chairman Lucibello announced that the notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

MINUTES

1. On a motion made by Mr. Meier, and seconded by Mr. DiBella the Board approved the minutes of the January 20, 2026 meeting.

BILLS-None

RESOLUTION-None

CORRESPONDENCE-None

TENANCY REVIEW-

1. With regard to the application of KRP Automotive Repair, 805 Lafayette Avenue, Dylan Faner, owner, appeared on behalf of the applicant. After being sworn, he stated that the standard operating procedures, they will be open from 8:30AM to 6PM Monday through Friday, with no Saturday or Sunday operations. The shop expects to park no more than 15 cars on the property, excluding trucks or buses. The second floor will be used for storage and possibly a break room, with no significant storage of parts or vehicles. He also explained the KRP has three locations in New Jersey and plans to open a fourth at the site in question. He stated that most services are completed the same day. The Board members express concerns about the potential for vehicles to be stored on the property for extended periods, and suggest a six-month to a year review to address any issues. A motion was made by Mayor Lane, seconded by Vice Chairwomen Dell Croce and approved by a vote of 7-0 to grant the application for tenancy review subject to preparation of a memorializing resolution by the Board attorney.

PRELIMINARY & FINAL SITE PLAN-

1. With regard to the application of NIKI-J & J Hawthorne Partners, LLC., 990 Goffle Road and 851 Lafayette Avenue, Keith David, Esq., attorney for the applicant for a Wawa automotive fueling station and convenience store. The site is located at 990

Goffle Road and 851 Lafayette Avenue, designated as a former auto dealership and repair facility. The proposed development includes a 6372 square foot Wawa with a fuel station, convenience store, and related site improvements. The applicant seeks preliminary and final major site plan approval, along with several related variances from the B3 zone standards. He has four witnesses with him tonight. Mike Riddell, who is here on behalf of Wawa corporate. Jonathan Istranyi, their project engineer, John Corak their traffic engineer, and Paul Griell their professional planner; they were all sworn in.

Jonathan Istranyi presented the site design, including aerial and site rendering exhibits. The site will include a 6372 square foot Wawa with entrances in both the front and rear, a fuel station with six fueling dispensers, and a canopy with attended kiosks. The site will have 45 parking spaces, including 2 ADA parking spaces and 1 electric charging space, with a loading zone on the north side of the property. The site will include new curbing and sidewalk along both roadway frontages, with a variance for concrete curbing in lieu of granite block. The site will have a trash enclosure with an eight-foot vinyl fence for screening, and two air pumps located along Goffle Road. The applicant is seeking a variance for the location of the loading zone, which will be in the front yard but away from residential areas. The site will include landscaping with seven additional shade trees and 49 Heather Lane trees for buffering and screening. The site is located in a flood hazard area, and the applicant has submitted an application to the DEP for flood hazard area verification and individual permit.

Public comments are taken, with concerns raised about deliveries and security during off-peak hours. The applicant agrees to restrict deliveries between midnight and 5 AM and to address concerns about light spillage from the canopy lights. He also agrees to consider converting the trash enclosure to masonry block for better durability. The Board members express concerns about the impact of the development on traffic and the need for additional roadway improvements.

The applicant's traffic engineer, John Corak, P.E., addresses concerns about vehicle circulation and pedestrian safety. The site will have no left turns at the Goffle Road driveway, and signage will be installed to remind motorists of this restriction. The applicant will work with the county to implement signal preemption for the fire department and flashing beacons to improve pedestrian safety. The Board members again express concerns about the impact of the development on traffic flow and the need for additional roadway improvements.

Mr. Paul Giglio, the applicants professional planner provided testimony as to the variances that are being sought: (1) minimum side yard setback (2) maximum height of wall mounted sign (3) loading space location (4) curbing (5) minimum height of light source in nonresidential lots abutting a residential zone.

Action Items:

Ensure traffic engineer attends next hearing/meeting to provide detailed testimony on access, turning movements, and requested roadway changes.

Continue coordination with the County for required roadway improvements and signal preemption (work with County in regards to the Lafayette / Goffle intersection improvements and signal preemption for fire department).

Coordinate with County and Fire Department regarding potential flashing beacon/ additional measures at Lafayette Ave. approach to keep the firehouse frontage clear and implement any agreed measures as part of roadway improvements.

Restrict deliveries so that no deliveries occur between midnight and 5AM for the proposed Wawa location (implement delivery blackout period).

After hearing comments from the public, the public portion of the meeting was closed. The Board members vote on the application, with some members expressing reservation. A motion was made by Mayor Lane, seconded by Mr. Meier by a vote of 4-3 to grant the application for preliminary site plan approval only. The meeting was adjourned, with the applicant agreeing to comply with the conditions and work with the Board to address any ongoing concerns.

Old Business-None

NEW BUSINESS-None

PUBLIC

The meeting was then opened for public comment without response.
The meeting was then adjourned at 9:50 PM.

Respectfully submitted,

Janice Patmos
Board Secretary

