

**BOROUGH OF HAWTHORNE  
PLANNING BOARD**

**RESOLUTION GRANTING MINOR SITE PLAN APPROVAL FOR PREMISES  
KNOWN AS BLOCK 281.03, LOTS 36 AND 38,  
KNOWN AS 1052 AND 1060 GOFFLE ROAD, BOROUGH OF HAWTHORNE  
COUNTY OF PASSAIC, STATE OF NEW JERSEY**

**WHEREAS**, an application has been submitted to the Borough of Hawthorne Planning Board by Hee OK Jung and Sandra J. Fashion, Inc DBA SJ Apparel for minor site plan approval for the premises known as Block 281.03, Lots 36 and 38 on the current tax assessment map of the Borough of Hawthorne; and

**WHEREAS**, a public hearing of the Planning Board was held on Tuesday, December 3, 2024 and during which the Planning Board heard testimony by the applicant and its consultants, representatives, and experts, and the Planning Board reviewed and considered all correspondence, maps, plats, reports and public input, if any, on the application, together with all exhibits submitted as evidence; and

**WHEREAS**, along with the application, the applicant submitted the following:

Architectural Plans entitled “Proposed Alteration for Sandra J. Fashion, Inc” prepared by Edward A Easse Architect, Planner, dated October 10, 2024, consisting of two pages.

Survey entitled “ALTA/ACSM Title Survey” prepared by Rigg Associates, PA, dated August 17, 2012; and

**WHEREAS**, the submissions by Applicant have been reviewed by the Planning Board engineer, Boswell Engineering, and their comments and recommendations are set forth in their letter to the Planning Board dated November 14, 2024; and

**WHEREAS**, The Planning Board heard testimony from the applicant’s representatives as follows:

Wang Yoon and Hee Okay Jung testified that they are the owners of the business and are contract purchasers of the property. They propose to use the existing building previously used as an automobile dealership as a showroom for their product. The building on the right, which was formerly a tile retail store, will be converted into a warehouse for their products.

The showroom will be for fashion products. Customers will come by invitation only, so there will be limited traffic. There will be no manufacturing on either property. The company has a large warehouse inf Fairfield, New Jersey. There will be 6 to 8 employees for the warehouse. Finished products are delivered to the warehouse by tractor trailer. There will be 2 to 3 deliveries of product per week and 2 to 3 pickups per week.

Edward Easse testified on behalf of the applicant and was accepted by the Board as an

expert planner and architect. The buildings will remain separate and will not be connected. There will be no change to the access to and from the property along Goffle Road. The interior alterations are shown on the plans and are minimal. The front façades of the buildings will be upgraded so that they will match. The windows on the warehouse building will remain but will be tinted so that none of the storage will be visible from the street.

He acknowledged that the parking shown on the survey was the parking configuration for the automobile dealership and must be revised as the stack parking in the rear is not necessary. A plan will be submitted to the board engineer. There is more than enough area available for parking for the type of uses proposed.

No new lighting is proposed. Lighting exists on the building which is sufficient for the proposed use. In response to a question from a board member, previously there were concrete planters in front of the automobile showroom building, which have fallen into disrepair. There is not sufficient room in front of the warehouse building for planters. The applicant agreed to install planters in front of the showroom building.

**WHEREAS**, the matter was open to the public for questions of the witness and comments to the application. No one from the public appeared.

**WHEREAS**, the Planning Board makes the following findings of fact/conclusions of law:

1. The application involves a change in use/tenancy of existing buildings and the properties had previously received site plan approval. Accordingly, the application has been deemed a minor site plan.
2. The properties are located in the B-3 retail business zone. The proposed uses are permitted uses in the zone. The lots will remain as individual tax lots used by the same company.
3. Both of the existing buildings have been vacant for a significant amount of time and have fallen into disrepair. The proposed alterations to the building by the applicant represent an esthetic improvement.
4. Sufficient parking exists on each lot for the proposed uses on those lots. However, the parking configuration must be submitted to the board engineer for review and approval.
5. The exterior alterations are aesthetic and there is no increase in the size of the buildings.

**NOW, THEREFORE, BE IT RESOLVED**, by the Planning Board that based upon the above findings of fact and conclusions of law that the application for minor site plan approval for those premises known as Block 281.03, Lots 36 and 38, in accordance with the plans and exhibits is hereby granted; and

**BE IT FURTHER RESOLVED** that the approvals set forth above are subject to the following conditions:

1. That the granting of the application is subject to the approval of the Passaic County Planning Board, if necessary.
2. All improvements will be constructed in accordance with the Plans. Notwithstanding, no approval granted herein shall be deemed to supersede any building code requirements.
3. The applicant shall obtain and comply with any federal, state, county, and borough government rules, ordinances, or regulations with regard to the granting of the applications hereto, including the payment of all fees and escrows, established by the borough for the review of the subject application.
4. To the extent not set forth above, the applicant shall comply with any and all applicable requirements of the Federal Americans with Disabilities Act.
5. All lighting on the site shall be restricted to this site and shall not spill over on any other sites. The applicant shall install shields, if required. The Board reserves the right to review the lighting and require adjustments for a period of six months after the applicant commences operations.
6. This approval is subject to all of the representations made by the applicant and its' experts.
7. Any and all outstanding escrow fees shall be paid in full and the escrow account shall be replenished to the level required by ordinance within 30 days of the adoption of a resolution, within 30 days of written notice that a deficiency exists in the escrow account, prior to signing the site plan and/or subdivision plat, prior to the issuance of a zoning permit, prior to the issuance of construction permits, and prior to the issuance of a temporary and/or permanent certificate of occupancy, completion or compliance as applicable;
8. The applicant shall ensure that the property remains orderly during and after construction (i.e. building materials are appropriately stored, construction debris is timely removed);
9. Any conditions of approval stipulated to by the applicant during the hearing are incorporated herein, even if not specifically stated;
10. The applicant shall submit a parking plan for both lots for the review and approval of the Board Engineer. The parking plan shall be in accordance with all provisions of the Zoning Ordinance and Site Plan Ordinance and shall comply with all requirements for ADA parking spaces.

11. The applicant shall install concrete planters in front of the building on 1052 Goffle Road the size and location of which is subject to the review and approval of the Board Engineer.
12. The applicant shall comply with all recommendations and conditions of the Board Engineer's November 14, 2024, review letter.

**BE IT FURTHER RESOLVED** that the Chairman and the Secretary of the Board are hereby authorized to affix their signatures to this resolution granting approval for preliminary and final site plan and variances. The Secretary of the Board is hereby authorized to advertise the action taken by way of this resolution in the local newspaper and furthermore send certified copies of this resolution to the Borough tax assessor, construction code enforcement official, building sub-code official, zoning official, the borough attorney, and the applicant's attorney.

Approved:

**Planning Board of the Borough of Hawthorne**

By:   
ROBERT LUCIBELLO, *Chairman*

  
JANICE PATMOS, *Secretary*

Date: