

Hawthorne Planning Board Minutes of January, 2010 Work Session

The January 5, 2010 meeting of the Hawthorne Planning Board was called to order at 7:37 P.M. by Board secretary William A. Monaghan, III, Esq. After recital of the Pledge of Allegiance, Board secretary William A. Monaghan, III, Esq. called the roll. All members and alternates except Mayor Goldberg were present as well as Board engineer Michael J. Kelly, P.E. and Board attorney/secretary William A. Monaghan, III, Esq. Mr. Monaghan announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

The Board then conducted its annual reorganization. Walter Garner was nominated and unanimously re-elected to serve as Board Chairman. John Lane was nominated and unanimously re-elected to serve as Board Vice Chairman. A motion was made, seconded and unanimously approved to appoint Boswell McClave Engineering as engineer/planner for the Board for the calendar year 2010. A motion was made, seconded and unanimously approved to appoint William A. Monaghan, III, Esq. as Board attorney/secretary for the calendar year 2010.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Reiner Group, Inc.**, Bernie Tolsma, president, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises as a warehouse in connection with its sheet metal fabrication shop in the adjacent building. The applicant is relocating its existing warehouse which is located a short distance from the subject premises. Six employees would be required for the warehouse operation and fifteen on-site parking spaces would be allocated to the applicant. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Vice Chairman Lane 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 subject to the condition that no exterior storage of products or equipment is permitted except a 2-3 yard dumpster.

2. With regard to the application of **Campos Landscaping**, Jose Campos, owner of the applicant, and Fawaz Kurdi, operator of the service station at the premises, appeared on behalf of the applicant for the continuation of the hearing commenced at the December 1, 2009 Board meeting at which time the Board requested Mr. Kurdi's appearance to discuss conditions at the site. Mr. Campos and Mr. Kurdi were placed under oath. Vice Chairman Lane reviewed the prior history at the premises with regard to approvals for the mini-mart and U-Haul leasing operation and described the Board's concerns regarding the excessive number of vehicles which appear to be stored at the site including unregistered vehicles, trailers and trucks. Vice Chairman Lane indicated that the conditions at the subject premises were not directly related to the Campos application, but required further clarification prior to consideration of the Campos application. The Board then

requested that Mr. Kurdi submit a revised parking diagram, similar to the diagram submitted at the time of the U-Haul application, showing the proposed location of all vehicles proposed to be parked at the site. A motion was then made, seconded and unanimously approved to continue the hearing until the February 2, 2010 Board meeting.

OLD BUSINESS

1. With regard to the application of **Realty Acquisition Group, L.L.C.**, Mr. Monaghan reported the receipt of a letter dated December 28, 2009 from Janet and Chester Roszkowski, adjacent property owners, confirming their approval of landscaping changes requested by the applicant. Mr. Monaghan also reported the receipt of a letter dated December 22, 2009 from Board engineer Michael J. Kelly indicating his review and approval of field changes to the applicant's site plan.

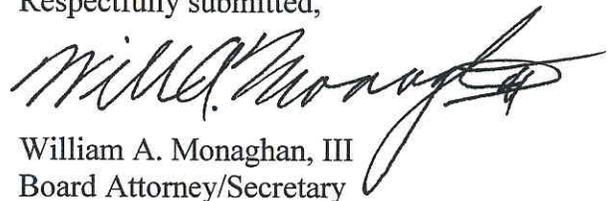
NEW BUSINESS

1. Mr. Monaghan distributed copies of a set of model rules of procedure for review by the Board. Mr. Monaghan suggested that the Board consider adoption of rules of procedure to provide for uniformity of the Board's practices. Further action may be taken by the Board after reading the material submitted by Mr. Monaghan.

The meeting was then opened for public comment. Mr. Dusenberry commented on discussion by the Board regarding the sequence of the Board's roll call.

The meeting was then adjourned at 8:22 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary