

## **Hawthorne Planning Board Minutes of January 2020 Work Session**

The January 7, 2020 work session of the Hawthorne Planning Board was called to order at 7:00 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Chairman Garner called the roll. Members that were absent from the meeting were Mrs. Zakur. Chairman Garner 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. Robert Lucibello was nominated and unanimously re-elected to serve as Board Vice Chairman . A motion was made and unanimously approved to appoint Boswell Engineering with Michael J. Kelly, P.E. as representative for the calendar year 2020. A motion was made and unanimously approved to appoint Burgis Associates, Inc. as planner for the Board for the calendar year 2020. A motion was made and unanimously approved to appoint Darryl Siss, Esq. as Board attorney for the calendar year 2020.

### **MINUTES**

1. On a motion made by Mayor Goldberg and seconded by Mr. Matthews the Board approved the minutes of the December regular meeting.

### **BILLS**

1. A motion was made by Mayor Goldberg and seconded by Mr. Matthews approved by a vote of 7-0 to approve payment of a bill for the Hawthorne Press for Invoice No. 991832 in the amount of \$ 29.64 and invoice No. 991875 in the amount \$ 75.66.

### **RESOLUTION**

1. With regard to the application of Verve Fitness, LLC, a motion was made by Vice Chairman Lucibello and seconded by Mr. DeAugustines and approved by a vote 7-0 to approve a resolution memorializing the action taken by the Board at its December 17, 2019 meeting.

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

1. With regard to the application of Christmas Designers Holiday Event Decorating, LLC, Kristen Tansey, owner appeared on behalf of the applicant. After being sworn, she testified the applicant proposes to lease the subject premises for storage with a

office The applicant is a holiday event decorator . The applicant previously rented a massive outside storage unit in Fair Lawn where a lot of product was reined due to the elements. This location would be use to store bins upstairs and pole mounts downstairs . At peck season there are about 8-15 employees. A crew comes in the morning with two trucks and two trailers loads the product for the day then leaves and then returns and unloads. All sales are done in house no customers come to this location. The holiday event business operates from October to January. No changes to the premises are proposed. A motion was by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote 7-0 to grant the application for certification of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the condition that the start up time is after 8:00AM, trailers to be parked on the Warburton Avenue side and no hand decorative signage.

2. With regard to the application of Riverside Home Improvements, Sean and Stephen Scillieri appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises as a office with a showroom. Two employees would work at the site. Hours are Monday through Friday from 9AM to 5PM. Customers would be seen by appointment only. Owner, landlord Mary Jo Monteleone was sworn in to give testimony in regards to the parking. She stated that there are 13 spaces available, the upstairs tenant has 1 space, the other tenant has 3 spaces and 4 spaces allocated to the applicant. A motion was made by Vice Chairman Lucibello, seconded by Ms. DiMattia and approved b a vote 7-0 to grant the application for for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

#### **CORRESPONCE-**

1. With regard to proposed Zoning Ordinance No. 2242-19, after a brief discussion a motion was made to have the Board attorney send a letter stating it is consistent with the Master Plan.
2. A motion was then made to go into private session.

#### **NEW BUSINESS-None**

#### **OLD BUSINESS-None**

#### **PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:23.

Respectfully submitted,

Janice Patmos  
Board Secretary

