

Hawthorne Planning Board Minutes of August, 2018 Work Session

The August 7, 2018 meeting of the Hawthorne Planning Board was called to order at 7:35 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, Mr. Ruta and Mr. Meier 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 **The Mug Coffee**, Emanuel Rivera, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to open a coffee shop in Unit 3 of the new retail building at the subject premises. The size of the unit is approximately 881 square feet. Two employees would operate the shop. No coffee roasting or baking would take place on the premises, but tables are proposed for on-premises consumption. The applicant was advised that because the property owner has not yet received a certificate of occupancy for completion of the project, the applicant will not be permitted to open his business until the owner receives approval. A motion was then made by Vice Chairman Lucibello, seconded by Mr. Matthews and approved by a vote of 6-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the following conditions: 1) No outside storage of products or equipment; 2) Public hours of operation shall not commence before 6:00 A.M.; 3) Applicant shall not be permitted to occupy the premises until the property owner obtains a Temporary Certificate of Occupancy for the building and improvements; and 4) Allocation of five on-site parking spaces to the applicant by lease.
2. With regard to the application of **USA Transmission Depot, LLC**, no one appeared on behalf of the applicant. Mr. DeAugustines advised the Board that enforcement proceedings are pending in Hawthorne Municipal Court against the applicant for numerous code violations. In addition, the applicant's check for the application fee was returned. The Board directed Mr. DeAugustines to advise the Borough prosecutor that the current application will not be considered by the Board until the municipal court issues are resolved.
3. With regard to the application of **Big Baby Doggie Day Care**, no one appeared on behalf of the applicant. A motion was made, seconded and unanimously approved to re-schedule the hearing at the September 4, 2018 Board meeting. Mr. Monaghan was directed to advise the applicant by letter that if no one appears at the September 4 meeting, the application will be denied for lack of prosecution.

OLD BUSINESS – None


NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:20.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary