

## **Hawthorne Planning Board Minutes of August, 2018 Regular Meeting**

The August, 2018 regular meeting of the Hawthorne Planning Board was called to order on August 21, 2018 at 7:30 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 Vice Chairman Lucibello and Mr. Meier were present as well as Michael J. Kelly, P.E., Board engineer, Thomas Behrens, P.P., Board planner and 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.

### **MINUTES**

1. On a motion made by Ms. DiMattia and seconded by Mr. Ruta, the Board approved the minutes of the July regular meeting.
2. On a motion made by Mrs. Zakur and seconded by Ms. DiMattia, the Board approved the minutes of the August work session.

### **CORRESPONDENCE** – None

### **BILLS** – None

### **RESOLUTIONS**

1. With regard to the application of **Nostalgia Gaming**, a motion was made by Mr. Ruta, seconded by Mr. Matthews and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its July 24, 2018 meeting.
2. With regard to the application of **The Mug Coffee**, a motion was made by Mr. Matthews, seconded by Ms. DiMattia and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its August 7, 2018 meeting.

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

1. With regard to the application of **M&S Psychotherapy & Counseling**, Gabriel Montero, principal of the applicant appeared together with Frank Cornett, representative of the property owner. Mr. Monaghan recused himself as attorney with regard to this application. After being sworn, Mr. Montero testified that the applicant is the contract purchaser of the subject property. The applicant proposes to utilize four offices on the first floor for the practice of child psychology. The second floor will continue to be used as a residential apartment. Twelve on-site parking spaces are available, however since the property is located in the central business district, no parking requirement is applicable. Clients are seen by

appointment only. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mrs. Zakur 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.

2. With regard to the application of **Giant Tire Service Inc.**, David Landau, Vice President, and Denise Landau, Secretary, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a warehouse for the storage of tires. No business operations would take place and no employees would work at the site other than loading and unloading tires. All truck deliveries and pickups would take place inside the building. No exterior changes to the premises are proposed. A motion was then made by Mr. Ruta, 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) All loading and unloading of tires shall take place inside the building; and 2) No outside storage of products or equipment is permitted.

#### OLD BUSINESS

1. With regard to the application of **Royal Realty, LLC**, Jerome Vogel, Esq. appeared as attorney for the applicant. Since only five Board members eligible to hear and vote on the application were present, Mr. Vogel requested an adjournment of the hearing so that all eligible members could be present. After discussion and with the agreement of Susan Rubright, Esq., attorney for the objectors, a motion was made, seconded and unanimously approved to adjourn the hearing to the September 25, 2018 Board meeting. At the request of counsel, the Board also agreed to change the meeting time to 7:00 P.M. with no other applications to be scheduled on that date.

NEW BUSINESS – None

#### PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:25 P.M.

Respectfully submitted,



William A. Monaghan, III, Esq.  
Board Attorney/Secretary