

WHEREAS, application has been made to the Hawthorne Planning Board by **Celmex-Fuel LLC** for certificate of compliance plan review for property designated as Block 9, Lot 14, commonly known as 2 Wagaraw Road, located in the I-1 Zone; and

WHEREAS, the applicant submitted various plans and documents for consideration by the Board; and

WHEREAS, the applicant offered lay testimony in support of the application; and

WHEREAS, the application was heard by the Board at its meeting on December 1, 2015; and

WHEREAS, the Board has made the following findings of fact with regard to the application:

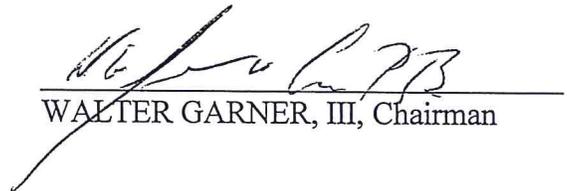
1. The applicant proposes to operate a gasoline sales station, a convenience store and an automobile repair business at the existing premises. All three businesses would be conducted by the applicant as a single business entity. Code Enforcement Officer Donald Turner advised the Board that prior problems at the site had been addressed and that the applicant had made improvements to the premises.

WHEREAS, at its meeting held on December 1, 2015, the Board approved a motion to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Hawthorne, that the application of **Celmex-Fuel LLC** for certificate of compliance plan review be and is hereby granted subject to the following conditions:

1. No outside storage of products or equipment is permitted.
2. No sub-leasing to additional businesses is permitted without prior approval by the Board.

The undersigned, Chairman of the Planning Board of the Borough of Hawthorne, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 15<sup>th</sup> day of December, 2015.

  
WALTER GARNER, III, Chairman