

Hawthorne Planning Board Minutes of January, 2012 Work Session

The January 3, 2012 meeting of the Hawthorne Planning Board was called to order at 7:30 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 Mrs. Forshay 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. Robert Lucibello 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 for the Board for the calendar year 2012. A motion was made, seconded and unanimously approved to appoint Burgis Associates, Inc. as planner for the Board for the calendar year 2012. A motion was made, seconded and unanimously approved to appoint William A. Monaghan, III, Esq. as Board attorney/secretary for the calendar year 2012.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Head to Head, LLC**, Sam Alfano, owner, and Marta Alfano, managing director, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 460 square feet on the first floor of the subject premises as a center for education, screening and treatment of head lice. Clients would be seen by appointment only. Two employees would operate the facility. No state license is required but the applicant would obtain certification. Sixteen on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mr. Ruta, seconded by Mr. DeAugustines 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 **Servpro of Paramus**, Anthony Palumbo, owner, and Robert McNerney, representative of the property owner, appeared on behalf of the applicants. After being sworn, they testified that the applicant currently leases Unit 3 at the subject site and proposes to expand to Unit 4 with the same business of fire and water damage restorations. No additional employees would be required and the present use would not be expanded. The applicant would also construct a secure storage area within Unit 3. Five on-site parking spaces would be allocated to the applicant for each unit. A motion was then made by Mr. Matthews, seconded by Vice Chairman Lucibello 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 with the condition that no outside storage of material or equipment is permitted.
3. With regard to the application of **CF Enterprises, LLC**, Cheryl Napier, owner, Jed Bayles, employee, and Robert McNerney, representative of the property owner, appeared on behalf

of the applicant. After being sworn, they testified that the applicant is the prospective purchaser of Unit 8 at the subject site. The applicant proposes to utilize the premises as an architectural woodworking shop. One employee would work at the shop. No changes are proposed to the unit. Five on-site parking spaces would be allocated to the applicant. A motion was then made by Vice Chairman Lucibello, seconded by Mr. Matthews 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 with the condition that no outside storage of material or equipment is permitted.

4. With regard to the application of **Effusion Dance Collective**, Dajhia Ingram Maddox, owner, and Al Maddox, business partner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a dance studio. Two suites, consisting of approximately 1,200 square feet, would be used for dance education classes with a maximum of fifteen students in a class. Students would be primarily young people. The applicant currently operates its studio at another location in the Borough and would relocate to the subject premises. No on-site parking is available. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, seconded by Mr. Matthews 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.
5. With regard to the application of **Nutrition Zone**, Timothy DeAnda, owner of the applicant, and Joseph J. Masiello, representative of the building owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a retail unit at the subject premises, consisting of approximately 900 square feet as a franchise vitamin shoppe for the sale of sports supplements. One employee would be required for the operation of the business. Thirteen on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, seconded by Mr. Matthews 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.
6. With regard to the application of **M & S America Inc.**, Sam Sun, partner, and Kelly Lee, manager, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a massage facility. Three employees would operate the facility. Six on-site parking spaces would be allocated for the applicant's use. When asked to represent that all activities conducted on the premises would be therapeutic massage and would be in compliance with applicable laws, the applicant indicated that he was an investor and that he relied on the persons who were hired to run the business. A motion was made and seconded to approve the application, but the motion was defeated by a vote of 4-3 based on the applicant's insufficient testimony regarding the nature of the proposed use.
7. With regard to the application of **Acoustical Services, Inc.**, Jay Berea, president and Robert McNerney, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant presently owns and occupies Unit 6 at the

subject site. The applicant proposes to build an office and tool room within the existing first floor and add two offices and an HVAC closet on a second floor mezzanine level. The proposed construction will not generate an increase in activity by the applicant and will not result in an increased need for parking. Five on-site parking spaces are allocated to the applicant. A motion was then made by Mr. Ruta, seconded by Mr. Matthews and approved by a vote of 7-0 to grant the application for amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

8. With regard to the application of **VanDenBerg Realty**, Lisa VanDenBerg, owner, and Jacob VanDenBerg, manager, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises, known as 27C Utter Avenue, consisting of approximately 5,000 square feet, as an "incubator kitchen" for various start-up food product businesses. Kitchen space would be rented by the hour or shift. The space was previously occupied by a bakery. Each incubator tenant would require certification by the Board of Health. Five on-site parking spaces would be allocated to the subject premises. No exterior changes to the premises are proposed. A motion was then made by Ms. DiMattia, seconded by Mr. Matthews 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.

OLD BUSINESS – None

NEW BUSINESS – None

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:50 P.M.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary