

## **Hawthorne Planning Board Minutes of December, 2015 Work Session**

The December 1, 2015 meeting of the Hawthorne Planning Board was called to order at 7:32 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 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 **Celmex-Fuel LLC**, Adam Roy, owner, appeared on behalf of the applicant. After being sworn, he testified that 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. A motion was then made by Mayor Goldberg, seconded by Mr. Ruta 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 conditions that no outside storage of products or equipment is permitted and no sub-leasing to additional businesses is permitted without prior approval by the Board.
2. With regard to the application of **CTNB**, Eric Cetin, managing director, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises as a facility for blending naturally flavored protein powders. A small mixing machine would be utilized to mix dry, non-flammable protein powders to be packaged into small packets eventually sold to individual consumers. Deliveries would be made to the premises by regular mail delivery, UPS and Federal Express, not large trucks. Since the applicant's product is for human consumption, applicable health department review will be required. Two employees would be required for the operation of the facility. Five on-site parking spaces are available. No retail sales would be conducted at the premises. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, 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 with the condition that the approval is subject to compliance with applicable health codes and regulations.
3. With regard to the application of **Northside Moving LLC**, Yan Reznik, owner, appeared on behalf of the applicant. After being sworn, he testified that the

applicant proposes to lease a portion of the subject premises for the operation of a moving company. A previous application was approved but the approval was subsequently rescinded for failure to comply with conditions of the approval. Four twenty-four foot box trucks would be parked at the premises and the applicant would maintain an office in the building. Three employees would work at the site. The applicant indicated that his moving trucks are able to enter and exit the site without backing into Goffle Road. After discussion, the applicant agreed to amend the application to indicate that eight on-site parking spaces are required in addition to the spaces required for the moving trucks. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, seconded by Ms. DiMattia and approved by a vote of 6-1 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: no products or equipment would be stored outside of the building; the applicant's trucks shall enter the premises head in with no backing into the site from Goffle Road; and the area shall be inspected by the property maintenance officer prior to approval of the memorializing resolution.

4. With regard to the application of **Top Notch 1 Construction, LLC**, no one appeared on behalf of the applicant. In view of the outstanding violations against the applicant for failure to obtain a certificate of compliance, a motion was made, seconded and unanimously approved to deny the application.

#### **OLD BUSINESS**

1. With regard to the application of **The Mat, LLC**, Mr. Monaghan advised the Board that the applicant requested additional time to address the parking issues raised by the Board at the previous hearing. A motion was then made, seconded and unanimously approved to adjourn the hearing until the December 15, 2015 Board meeting.

#### **NEW BUSINESS** – None

#### **PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:03.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary