

Hawthorne Planning Board Minutes of March, 2016 Work Session

The March 1, 2016 meeting of the Hawthorne Planning Board was called to order 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, Mayor Goldberg and Mr. Kowalski 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 **Deli Bagel Time**, Jessica Ostos, owner, appeared with her brother, Carlos Sanchez, who acted as her interpreter. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises as a bagel shop/delicatessen, replacing an existing delicatessen at the site. No bagels will be made on the premises. Two or three employees including the owner would operate the business. Employees would be permitted to use parking spaces on the Forest Avenue side of the building. 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 6-0 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 **Sun Acupuncture**, Mr. Monaghan reported the receipt of a letter from the applicant's attorney requesting an adjournment of the hearing until the March 15, 2016 Board meeting. A motion was made, seconded and unanimously approved to grant the applicant's request.
3. With regard to the application of **Top Notch 1 Construction**, Fatbardh Muja, owner, appeared on behalf of the applicant. Mr. Monaghan advised the Board that he had received a telephone call from the new property owner indicating that she was unable to attend the March 1, 2016 meeting. Code Enforcement Officer Don Turner provided photos of his recent inspection of the premises which indicated significant improvement from the previous condition. Since the applicant and the property owner had been advised that no action would be taken without the presence of the property owner, a motion was made, seconded and unanimously approved to adjourn the hearing until the March 15, 2016 Board meeting.

RESOLUTIONS

1. With regard to the application of **Boys and Girls Club of Hawthorne**, a motion was made by Ms. Di Mattia, seconded by Mrs. Zakur and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its January 19, 2016 meeting.

OLD BUSINESS – None

NEW BUSINESS

1. Discussion took place regarding the proposal by the Passaic County Board of Freeholders to construct a synthetic turf athletic field in Goffle Brook Park. Mr. Monaghan will consult with the Borough attorney and research the Board's jurisdiction, if any, with regard to review/approval of the plan.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:17.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary