

Hawthorne Planning Board Minutes of November, 2015 Work Session

The November 10, 2015 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 Mr. DeAugustines 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 **HFM Enterprises**, Alfred Ianniello, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease two of the three rental units on the first floor of the subject premises as a steak and seafood restaurant. The applicant has outgrown its present location and requires a larger space which will include a casual area as well as a more formal dining room. In response to a question from Board members, the applicant explained that the interior floor plan will be modified to provide a hallway for access to the restrooms. One van would be parked on site and no large truck deliveries would be required. The applicant represented that garbage will be picked up twice per week to address any issues with refuse odors. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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 the applicant make arrangements for garbage/refuse pickup twice per week.

2. With regard to the application of **All County Masonry**, Mark Rojas and Julio Gomez, owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the entire first floor of the subject premises as an office and warehouse for indoor storage for a roof and chimney business. All work would be performed off site. Four vehicles would be parked at the site and five employees would work from the site including a secretary in the office. No customers would come to the premises. Seven on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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 conditions that no outside storage of products or equipment is permitted, no manufacturing or fabrication is permitted at the premises, no debris from off site may be brought to the premises or stored in vehicles overnight, and a dumpster with a maximum capacity of six cubic yards is permitted at the site.

OLD BUSINESS – None

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment. In response to a question from a Board member, Board attorney Michael Pasquale reported on efforts to secure compliance by the owner of 55 Westervelt Avenue with affordable housing requirements which were included as conditions of Planning Board approval of the request to provide affordable units off-site.

The meeting was then adjourned at 8:20.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William A. Monaghan, III". The signature is fluid and cursive, with a long, sweeping tail that extends downwards and to the right.

William A. Monaghan, III
Board Attorney/Secretary