

## **Hawthorne Planning Board Minutes of October, 2015 Regular Meeting**

The October, 2015 regular meeting of the Hawthorne Planning Board was called to order on October 20, 2015 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 and Mr. Ruta 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.

### **MINUTES**

1. On a motion made by Mr. Matthews and seconded by Mr. Kowalski, the Board approved the minutes of the September regular meeting.
2. On a motion made by Ms. DiMattia and seconded by Mr. Kowalski, the Board approved the minutes of the October work session.

### **CORRESPONDENCE** – None

### **BILLS**

1. A motion was made by Vice Chairman Lucibello, seconded by Mr. Matthews, and approved by a vote of 6-0 to approve payment of bills of the Hawthorne Press for Invoice No. 989978 in the amount of \$19.50 and Invoice No. 989984 in the amount of \$28.08.

### **RESOLUTIONS**

1. With regard to the applications of **KMP Autoworx** and **SMC Trucking, LLC**, a motion was made by Ms. DiMattia, seconded by Mr. Kowalski and approved by a vote of 5-0 to approve resolutions memorializing the actions taken by the Board at its September 15, 2015 meeting.
2. With regard to the application of **Forever Green Lawns & SCS Contracting Inc.**, a motion was made by Vice Chairman Lucibello, seconded by Ms. DiMattia and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its October 6, 2015 meeting.

### **CERTIFICATE OF COMPLIANCE PLAN REVIEW**

1. With regard to the application of **Driven Innovations, LLC**, Tom Potapczyk, owner, and Gloria Guarini, realtor, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 7,500 square feet in the subject premises for the operation of a small machine shop. Two

employees would be required for the operation of the business. No retail business would be conducted at the premises. No exterior changes to the premises are proposed. 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 products or equipment is permitted.

2. With regard to the application of **Solo Perte Studio and Siberian Soul LLC**, Irina Dubinsky, owner, and Joseph Lucca, the owner's fiancé, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a studio for skin care treatment and waxing. The owner is licensed as an esthetician. Business would be conducted by appointment only. At present, the owner would operate the business by herself with possibly one additional employee if the volume of business increases. No massage services would be offered. Discussion took place regarding parking at the site and the Board requested that the applicant make arrangements with the property owner for allocation of one on-site space for the applicant's use. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, seconded by Mrs. Zakur 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 provide written documentation from the landlord of allocation of one on-site parking space for the applicant's use.

**OLD BUSINESS** – None

**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:07 P.M.

Respectfully submitted,



William A. Monaghan, III, Esq.  
Board Attorney/Secretary