

## **Hawthorne Planning Board Minutes of August, 2012 Regular Meeting**

The August, 2012 regular meeting of the Hawthorne Planning Board was called to order on August 21, 2012 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 were present as well as Board engineer Michael J. Kelly, P.E. and 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 Ms. DiMattia and seconded by Mr. DeAugustines, the Board approved the minutes of the June regular meeting.
2. On a motion made by Mr. Matthews and seconded by Vice Chairman Lucibello, the Board approved the minutes of the July work session.
3. On a motion made by Ms. DiMattia and seconded by Vice Chairman Lucibello, the Board approved the minutes of the August work session.

**CORRESPONDENCE** – None

### **BILLS**

1. A motion was made by Mr. Ruta, seconded by Mr. Matthews, and approved by a vote of 7-0 to approve payment of bills of the Hawthorne Press for Invoice No. 987950 in the amount of \$28.86 and Invoice No. 987959 in the amount of \$28.08.

### **RESOLUTIONS**

1. With regard to the application of **Hot Diggity Dogs**, a motion was made by Mr. Ruta, seconded by Ms. DiMattia and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its July 3, 2012 meeting.
2. With regard to the application of **Smileline Dental Practice**, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its July 3, 2012 meeting.
3. With regard to the application of **A-1 Professional Contracting, LLC**, a motion was made by Mr. Ruta, seconded by Ms. DiMattia and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its August 7, 2012 meeting.

4. With regard to the application of **Enzo Porporino Landscaping**, a motion was made by Mr. Ruta, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its August 7, 2012 meeting.
5. With regard to the application of **Nissan of Hawthorne, LLC**, a motion was made by Vice Chairman Lucibello, seconded by Mayor Goldberg and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its August 7, 2012 meeting.

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

1. With regard to the application of **The Medilogic Group LLC**, Frank Occidentale, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for light manufacturing and engineering for its business of design and manufacturing of specialty medical devices. Ten employees would work at the facility. Deliveries would be made to the premises by Federal Express and UPS. No products or equipment would be stored outside. Fourteen on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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 **Adi Food Mart**, Tusher Dey, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for the operation of a convenience store selling newspapers, soft drinks, snacks, etc. One employee would be required to operate the store. No on-site parking is available. 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.
3. With regard to the application of **Gags and Games, Inc.** doing business as Halloween City, Scott Yacker, regional manager of the applicant and Jerry Bedrin, representative of the property owner, appeared on behalf of the applicant. Mr. Monaghan advised the Board that the application had originally been filed in the name of Masquerade, LLC but should have listed the correct name as Gags and Games, Inc., doing business as Halloween City. The application was amended accordingly. After being sworn, Mr. Yacker and Mr. Bedrin testified that the applicant proposes to lease retail space formerly occupied by CVS for the operation of a seasonal retail store for the sale of Halloween accessories. Ten employees would be required for the operation of the business. Adequate on-site parking is available at the shopping center. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mayor Goldberg 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**

1. With regard to the application of **Millview Lofts**, Mr. Monaghan advised the Board of the submission of plans by the applicant proposing changes to the retaining wall design and parking layout. The plans have been reviewed by the Board engineer. Based on the nature of the proposed changes, the Board directed Mr. Monaghan to advise the applicant that amended site plan review would be required.
2. With regard to the **Draft Visioning Study** prepared by the Passaic County Planning Department, the Board conducted a discussion of the recommendations made in the Study. The Board previously received a letter from Carl Schmidt, member of the Economic Development Committee, dated July 13, 2012 containing comments on the findings in the Study. Board members endorsed the comments in Mr. Schmidt's letter. While understanding the desire of the Planning Department to pursue some of the objectives associated with the transit village concept, the Board expressed serious concern with the proposal to reconfigure Grand Avenue to provide for bicycle lanes. Board members felt that the significant loss of parking spaces along the railroad would not be offset by the benefits of the bicycle lanes. Board members had similar reactions to the proposed changes to the Diamond Bridge central business district. The Board directed Mr. Monaghan to forward a letter to the Planning Department expressing the Board's thanks for the significant time and effort expended by the Department in preparation of the Study as well as its participation with the public during the visioning sessions. The letter will also advise the Department of the Board's comments on the Study.

**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:25 P.M.

Respectfully submitted,

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