

Hawthorne Planning Board Minutes of December, 2012 Regular Meeting

The December, 2012 regular meeting of the Hawthorne Planning Board was called to order on December 18, 2012 at 7:33 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 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 Mr. Matthews and seconded by Mr. Kowalski, the Board approved the minutes of the November regular meeting.
2. On a motion made by Mayor Goldberg and seconded by Mr. Ruta, the Board approved the minutes of the December work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Ruta, seconded by Mr. Kowalski, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 988139 in the amount of \$18.72.

RESOLUTIONS

1. With regard to the applications of **Agnello Travel Agency** and **Dun-Well Restorations**, a motion was made by Mr. Matthews, seconded by Mr. DeAugustines and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its November 20, 2012 meeting.
2. With regard to the applications of **Art Studio** and **Go Big Studios LLC**, a motion was made by Mr. Ruta, seconded by Ms. DiMattia and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its December 4, 2012 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **US Elite, LLC**, Steve Keefer, owner, and David Whitson, head trainer, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 6,000 square feet in the subject premises as a fitness center and for the sales of tactical and outdoor gear.

The business is re-locating from other premises in Hawthorne. A maximum of fifteen athletes would attend each class. A motion was then made by Mr. DeAugustines, 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 with the condition that a minimum of twenty parking spaces are allocated to the applicant by lease. The Board also directed Mr. Monaghan to send a letter to the landlord requesting the installation of a "No Left Turn" sign at the exit from the premises.

2. With regard to the application of **Kaprelian Carpet & Floor**, Glenn Kaprelian, one of the owners, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 6,000 square feet in the subject premises as a showroom and warehouse for a carpet business. No products or equipment would be stored outside. Fifteen on-site parking spaces would be allocated to the applicant by lease. The applicant and US Elite, LLC would be the only tenants occupying 1096 Goffle Road. 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 with the condition that a minimum of fifteen parking spaces are allocated to applicant by lease.
3. With regard to the application of **Maalouf Machinery Co.**, George Maalouf, owner of the applicant, appeared together with Jack Scaba, representative of the property owner. After being sworn, they testified that the applicant proposes to lease approximately 7,000 square feet in Building 5 at the subject premises for the interior storage of 15-20 vehicles to be exported to West Africa. The vehicles would be stored inside the premises for short periods of time before shipment. No mechanical work would be done at the premises. A motion was then made by Mr. DeAugustines, seconded by Mr. Kowalski 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 obtain a wholesale used car license from the governing body.
4. With regard to the application of **Paradise Tree Service**, no one appeared on behalf of the applicant. A motion was made, seconded and unanimously approved to adjourn the application until the January 8, 2013 Board meeting.
5. With regard to the application of **Ornamental Tree Care LLC**, Kevin Doyle, partner and Jack Scaba, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a garage at the subject premises for the storage of equipment used in its residential tree removal and trimming business. Five employees would be required for the operation of the business. Two trucks and two chipping machines would be parked at the site. No wood chips would be stored on the premises. A motion was then made by Mr. Ruta, 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.

6. With regard to the application of **Wellness Center**, Svetlana Wise and Liliya Yakuoba appeared on behalf of the applicant. Frederick Roughgarden, Esq. appeared as attorney for the applicant. He requested that the Board permit the amendment of the application to reflect "Wise & Wise, LLC" as the name of the applicant. After being sworn, Ms. Wise testified that she is a member of the applicant LLC. She indicated that the applicant proposes to lease approximately 1,400 square feet in the lower level of the subject premises as a massage therapy facility utilizing Swedish massage, hot stone therapy, aroma therapy and vibration machines for reducing pain and stress. She presented her New Jersey license as a massage and body work therapist. She advised the Board that she had previously operated a similar facility in Westwood, New Jersey. Two licensed therapists would operate the facility. Four on-site parking spaces would be allocated to the applicant by lease. Mayor Goldberg questioned the applicant extensively about the business plan as well as concerns regarding the nature of services to be provided based on problems with other similar facilities. Board members also raised questions about the adequacy of parking at the site and also requested that the applicant consider a more specific name to identify the business. Based on the parking issue, the Board requested that the applicant provide additional information regarding the other tenants in the building as well as a parking allocation plan from the building owner. A motion was then made, seconded and unanimously approved to adjourn the application until the January 8, 2013 Board meeting.

OLD BUSINESS – None

NEW BUSINESS

1. After brief discussion, the Board unanimously approved a motion to adopt a schedule of meetings for the calendar year 2013. Mr. Monaghan will provide a copy to the Borough Clerk for posting on the Borough bulletin board and will make arrangements for publication of the schedule in the Hawthorne Press.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:10 P.M.

Respectfully submitted,

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