

## **Hawthorne Planning Board Minutes of May, 2016 Regular Meeting**

The May, 2016 regular meeting of the Hawthorne Planning Board was called to order on May 17, 2016 at 7:37 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. 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.

### **MINUTES**

1. On a motion made by Ms. DiMattia and seconded by Vice Chairman Lucibello, the Board approved the minutes of the April regular meeting.

**CORRESPONDENCE** – None

### **BILLS**

1. A motion was made by Mr. Ruta, seconded by Ms. DiMattia, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 990305 in the amount of \$42.90.

**RESOLUTIONS** – None

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

1. With regard to the application of **Enzo Porporino Landscaping**, Enzo Porporino, owner, appeared with Raymond Reddin, Esq., attorney for the applicant. After being sworn, Mr. Porporino testified that he has been at the present location for three years and is requesting amended certificate of compliance approval to permit outside storage of products and equipment. He indicated that he has no available room for additional storage inside the buildings which are occupied by his vehicles and landscaping equipment. He stated that he does not conduct any retail sales at the premises. Board members raised numerous concerns regarding the present appearance of the applicant's leased area including the age of the materials currently stored at the site and whether the materials are encroaching on adjacent property. Board members suggested the possibility of providing screening of the materials proposed to be stored outside. After further discussion, a motion was made, seconded and unanimously approved to continue the hearing to the June 7, 2016 Board meeting to give the applicant the opportunity to investigate proposals for screening, remove the items currently stored on top of the wall at the premises and verify the boundaries of the owner's property.

2. With regard to the application of **Bella Fig**, Franco Pasulo, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the first floor of the subject premises as a restaurant specializing in modern Italian food. Four employees would be required for the operation of the restaurant. Twelve on-site parking spaces are available and the applicant submitted a letter from the owner of an adjacent property granting permission for the use of additional parking spaces at night and on weekends. 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 **Peace Medical Group**, Mr. Monaghan advised the Board that the application had been removed from the agenda because the applicant did not provide a signed Consent of Property Owner to the filing of the application. Board members also indicated that based on informal review of the applicant's proposal, a formal site plan should be required.
4. With regard to the application of **JT Straws Pizza & BBQ**, David Strawhorn, owner, appeared on behalf of the applicant. After being sworn, he testified that he is the contract purchaser of the subject premises and proposes to open a small restaurant offering brick oven pizza and American barbeque. A significant portion of the business would be take-out/delivery as well as catering. Three full-time and two part-time employees would be required for the operation of the restaurant. Five on-site parking spaces are available as well as a two car garage. The applicant would utilize a high-tech smoker for the barbeque cooking. The applicant proposes to use the smoker outside in the rear of the building. 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 condition that the barbeque smoker may be kept outside but subject to review by the Board in the event of complaints or other problems.
5. With regard to the application of **The Other Tales LLC**, Alona Umansky and Aleksey Linetskiy, owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 695 square feet in the subject premises for the operation of a commercial "escape the room" gaming experience. A maximum of twelve people would be participating, in one hour sessions, by appointment only. The activity does not involve physical activity or loud noise and is designed primarily for families and ages thirteen and above. No food or beverages are served and one monitor supervises the activity. Fifteen on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Ms. DiMattia 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** – None

**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:55 P.M.

Respectfully submitted,

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