

Hawthorne Planning Board Minutes of October, 2012 Regular Meeting

The October, 2012 regular meeting of the Hawthorne Planning Board was called to order on October 16, 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 except 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 Vice Chairman Lucibello and seconded by Mr. Matthews, the Board approved the minutes of the September work session and September regular meeting.

CORRESPONDENCE – None

BILLS

1. A motion was made by Ms. DiMattia, seconded by Mr. DeAugustines, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 988041 in the amount of \$29.64.
2. A motion was made by Mr. DeAugustines, seconded by Vice Chairman Lucibello, and approved by a vote of 6-0 with one abstention to approve payment of a bill of William A. Monaghan, III, Esq. for pending litigation in the amount of \$1,785.00.

RESOLUTIONS

1. With regard to the application of **NJ Furniture Company**, a motion was made by Mr. Matthews, seconded by Mr. DeAugustines and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its September 18, 2012 meeting.
2. With regard to the application of **Millview Lofts at Hawthorne, LLC**, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its September 4, 2012 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Dun-Well Restorations**, no one appeared on behalf of the applicant.

2. With regard to the application of **Cirino Landscaping**, Thomas Cirino, owner, appeared on behalf of the applicant. Mr. Monaghan recused himself with regard to this application. After being sworn, Mr. Cirino testified that the applicant proposes to lease approximately 2,000 square feet at the subject premises (not 3,000 square feet as indicated in the application) as a warehouse for a landscaping business. Approximately seven employees are required for the operation of the business and most work is conducted off-site. Ten on-site parking spaces would be allocated to the applicant by lease. 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. The Board also directed Mr. Monaghan to contact the property owner to request an updated tenant roster and parking allocation schedule.

3. With regard to the application of **Detail and Hand Car Wash**, no one appeared on behalf of the applicant. Mr. Monaghan advised the Board that after further review of the application and relevant provisions of the zoning ordinance, his previous analysis was incorrect and the application is not properly before the Planning Board. Since a car wash is not included within the general definition of permitted uses in the I-1 Zone and is a specifically prohibited use in the B-2 Zone, the applicant would require a use variance to operate the proposed business at the subject site. Mr. Monaghan will advise the applicant of the Board's finding.

OLD BUSINESS – None

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:15 P.M.

Respectfully submitted,

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