

## **Hawthorne Planning Board Minutes of April, 2013 Work Session**

The April 2, 2013 meeting of the Hawthorne Planning Board was called to order 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 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.

**CORRESPONDENCE** – None

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

1. With regard to the application of **Hawthorne Glass & Mirror**, Angelo Rinaldi, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises to relocate his glass business which has been conducted in Hawthorne for over thirty years. The applicant sells and repairs mirrors, shower doors, glass tabletops and screens. One full-time and one part-time employee operate the business. No manufacturing would take place on the premises and no products or equipment would be stored outside. Two on-site parking spaces would be allocated to the applicant. 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.
2. With regard to the application of **Porfirio's Woodwork LLC**, Porfirio Fernandez, owner and his stepson, Robinson Dominguez appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 11,500 square feet at the subject premises as a workshop for the fabrication of cabinets for commercial displays. Five employees would work at the site. No retail business would be conducted on the premises. Four on-site parking spaces would be allocated to the applicant by lease. No products or equipment would be stored outside. 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.
3. With regard to the application of **A Dog's World**, Darlene Rivera, one of the owners, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease approximately 3,300 square feet at the subject premises as a day care facility for dogs. Obedience training would be offered but no grooming would take place. No dogs would be boarded overnight at the site. Four employees would be required to operate the business. Garbage and waste would be

collected daily by a private service. Seven on-site parking spaces would be allocated to the applicant by lease. Pick-up and delivery of dogs would be made by appointment. 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.

4. With regard to the application of **Flaming Grill & Buffet**, Darryl W. Siss, Esq. appeared as attorney for the applicant together with Lee Lin, representative of the applicant, and Gerald Bedrin, representative of the property owner. After being sworn, Mr. Lin and Mr. Bedrin testified that the applicant proposes to lease approximately 12,000 square feet at the subject premises for the operation of a lunch and dinner buffet restaurant serving Chinese, Japanese, American and Mexican food. A maximum of twenty employees would work at the restaurant. No change in parking requirements at the shopping center would result from the proposed use. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Ruta 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 conditions that the hours of operation for the restaurant will be 11:00 A.M. to 10:00 P.M. except Friday and Saturday will be 11:00 A.M. to 10:30 P.M., and the applicant shall submit information required for determination of occupancy limits.
5. With regard to the application of **Rapid Welding LLC**, no one appeared on behalf of the applicant. The application will be adjourned to the April 16, 2013 Board meeting.
6. With regard to the application of **US Elite LLC**, Mr. Monaghan advised the Board that the application has been withdrawn.

**OLD BUSINESS** – None

**NEW BUSINESS**

1. The Board conducted a review of proposed Ordinance 2085-13 which was forwarded to the Board pursuant to the Municipal Land Use Law. Councilman Matthews advised the Board that the purpose of the amendment to the existing provision regarding lot coverage in residential zones is to prevent the total coverage of front yards by impervious or non-vegetative material such as stone or gravel. The last sentence of the proposed ordinance amendment adds a requirement that not less than 75% of the front yard of a residential property must be vegetative or planted material. Mr. Monaghan indicated that the proposed ordinance had been submitted to Borough Planner Joseph Burgis for determination of its consistency with the Master Plan. Mr. Monaghan distributed copies of a report dated April 1,

2013 prepared by Mr. Burgis in which he offered his opinion that the proposed ordinance amendment is consistent with the Master Plan based on several of the goals and objectives set forth in the Master Plan and enumerated in his report including promotion of a desirable visual environment and limiting development to retain existing vegetation. After further discussion, a motion was made, seconded and unanimously approved to direct the Board attorney to advise the governing body that the Planning Board finds that the proposed ordinance is consistent with the Master Plan.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:45 P.M.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary