

Hawthorne Planning Board Minutes of August, 2012 Work Session

The August 7, 2012 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 except Mr. Matthews 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 **A-1 Professional Contracting, LLC**, Ultim Lita, 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 an office for a chimney, roofing, gutter and masonry contracting business. Four employees would work at the premises. Three vans would be parked at the premises. Five on site parking spaces are available at the premises. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, 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.
2. With regard to the application of **Enzo Porporino Landscaping**, Enzo Porporino, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises for the parking of trucks and equipment used in its landscaping business as well as indoor storage of vehicles and equipment. Maintenance of equipment may also be performed in the interior of the building to be occupied by the applicant. As part of the rental agreement, the applicant will also provide landscaping services for the property owner at the subject premises. 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.
3. With regard to the application of **Nissan of Hawthorne, LLC**, David Carmel, Esq. appeared as attorney for the applicant together with Edward A. Easse, RA the applicant's architect. Mr. Ruta recused himself from participating in the hearing on this application. After being sworn, Mr. Easse testified that the applicant proposes to lease a portion of the subject premises as a temporary parking and storage lot for new vehicles awaiting relocation to the applicant's existing facility on Lafayette

Avenue. The use is proposed to continue for approximately 8 to 9 months pending completion of the applicant's new facility previously approved by the Board. The leased area would include an administrative office. No truck deliveries of new vehicles would be made to this site and no work would be performed on the vehicles at the leased premises. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, 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 with the conditions that the existing trailer will be removed from the site and no truck deliveries of vehicles will be made to the site.

4. With regard to the application of **Masquerade LLC**, Mr. Monaghan reported the receipt of a request from Darryl W. Siss, Esq., attorney for the applicant, for an adjournment of the hearing on the application to the August 21, 2012 Board meeting. A motion was made, seconded and approved to grant the adjournment request.

OLD BUSINESS – None

NEW BUSINESS

1. Mr. Monaghan announced the receipt of notices from the Passaic County Planning Department that at the September 20, 2012 meeting of the County Planning Board, the Board will hold a public hearing on the Transportation Element proposed as an additional element of the Passaic County Master Plan. Mr. Monaghan has a draft copy of the Transportation Element as well as a CD-ROM version. The document can also be reviewed on the Passaic County website. At the same meeting, the Board will also discuss the 2012 Annual Report on the Passaic County Corridor Enhancement Program.

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
Board Attorney/Secretary