

Hawthorne Planning Board Minutes of December, 2012 Work Session

The December 4, 2012 meeting of the Hawthorne Planning Board was called to order at 7:32 P.M. by Vice Chairman Lucibello. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates were present except Chairman Garner as well as Board attorney/secretary William A. Monaghan, III, Esq. Vice Chairman Lucibello 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 **TGNI Interiors LLC**, Aldo Turelli, vice president, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 5,000 square feet in the subject premises as a showroom with storage for a home improvement company. Two employees would be required for the showroom which would display cabinets, tile, marble and granite. No fabrication would be done on the premises and no products would be displayed or stored outside. Although the applicant indicated that no agreement had been finalized with the property owner regarding parking, based on the space to be occupied by the applicant, the Board's approval is to be conditioned upon allocation of a minimum of 15 on-site spaces to the applicant. 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 with the condition that a minimum of 15 on-site parking spaces are allocated for the use by this applicant.
2. With regard to the application of **Art Studio**, Mila Esposito, owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease approximately 720 square feet on the second floor of the subject premises as a personal art studio and to give private art lessons. No additional employees would be required. Adequate on-site parking is available. 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 **Go Big Studios LLC**, David Sailer, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 800 to 1,000 square feet in the subject

premises as office space for an online website design and media marketing company. Most business is conducted online or at customers' premises. A maximum of three employees including the owner would work at the site. Approximately 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 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.

OLD BUSINESS – None

NEW BUSINESS

1. Mayor Goldberg announced that Ms. DiMattia will be the Board's new liaison to the Environmental Commission. She will replace Mr. Ruta, who served for several years in that capacity. The Mayor and Board members thanked Mr. Ruta for his conscientious service.
2. Mayor Goldberg also reported the receipt of a request that the Board of Health receive copies of any certificate of compliance applications involving food service. Mr. Monaghan will transmit the request to the Building Department.

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