

Hawthorne Planning Board Minutes of March, 2013 Work Session

The March 5, 2013 meeting of the Hawthorne Planning Board was called to order at 7:33 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 Vice Chairman Lucibello, Mayor Goldberg and Mr. DeAugustines 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 **Quick Stop Ready Mix Concrete LLP**, Janti Kasim and Ghasan Ali Arslanbeck, partners in the applicant, and Marco Scaba, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 5,000 square feet at the subject premises for the operation of a small batch concrete plant. Batches would be limited to a maximum of 3-1/2 cubic yards and the business would primarily serve small contractors and homeowners. All operations would be conducted inside the building and would utilize a maximum of two trucks. Four employees would work at the premises. No exterior changes to the premises are proposed. The applicant was advised of potential flooding problems at the site and the need for precautions against Portland cement contamination if flooding occurs. A motion was then made by Mr. Ruta, seconded by Ms. DiMattia and approved by a vote of 6-0 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 applicant comply with all applicable environmental regulations of NJDEP and EPA.
2. With regard to the application of **Marty Mizrahi**, the applicant appeared together with Robert Larcara of Realty Associates on behalf of the property owner. After being sworn, they testified that the applicant proposes to lease the subject premises as a store for the assembly, repair and sale of chandeliers. The applicant will operate the store with no additional employees. The applicant will decide on a formal name for the business at a later date and advise the building department. No exterior changes to the premises are proposed. A motion was then made by Mrs. Zakur, seconded by Mr. Kowalski and approved by a vote of 6-0 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 **Superior Home Construction Corp.**, Soheila Djahangir, owner, appeared with Moe Nakhaie, her husband, on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease

approximately 1,300 square feet at the subject premises as an office and showroom for a design and general construction business for home improvements. No construction operations would be conducted at the site and four employees would work at the site. Although the applicant indicated that four on-site parking spaces would be allocated by lease, the parking plan submitted by the property owner designated only two spaces for the applicant. Based on the number of employees and the square footage to be occupied, the Board indicated that seven spaces should be allocated to the applicant. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mr. Ruta and approved by a vote of 6-0 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 property owner submit a revised parking plan designating seven spaces for the applicant and correcting discrepancies between the diagram and legend on the plan, and installing the "No Left Turn" sign at the exit driveway as requested in two prior letters to the property owner.

4. With regard to the application of **US Elite LLC**, no one appeared on behalf of the applicant. The application will be listed on the agenda for the next Board meeting.

OLD BUSINESS

1. Mr. Monaghan made a brief report to the Board on the status of pending litigation regarding 204 Wagaraw Road.

NEW BUSINESS – None

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