

Hawthorne Planning Board Minutes of October, 2015 Work Session

The October 6, 2015 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 Mayor Goldberg, Mr. Matthews and Mrs. Zakur 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 **Driven Innovations, LLC**, Mr. Monaghan advised the Board that the applicant had requested an adjournment of the hearing due to a family emergency. A motion was made, seconded and unanimously approved to adjourn the hearing to the November 10 work session meeting.
2. With regard to the application of **Forever Green Lawns & SCS Contracting**, Frank M. Coscia, Esq. appeared as attorney for the applicants together with Stephen Coscia, owner of the applicants as well as principal of the property owner. After being sworn, Mr. Coscia testified that the applicants propose to occupy a portion of the building in the center of the property formerly occupied by the previous owner of the property. The applicants would utilize the interior of the building as an office and for storage of equipment and supplies for their landscaping and site contracting businesses. Five trucks and four trailers would be parked at the premises and six employees would work from the premises, but all work would be performed at job sites. The property owner has recently made improvements to the building as well as removed some vehicles from the site. He indicated that although there are multiple occupants at the premises, very little activity takes place during the day as most of the occupants leave the site for work at other locations. He has not experienced any difficulty with ingress and egress and expects to increase his use of a right of way onto Fourth Avenue. The Board also noted the benefit of the owner of the property operating his business at the premises. A motion was then made by Mr. DeAugustines, 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 no outside storage of products or equipment is permitted.
3. With regard to the application of **Solo Perte Studio & Siberian Soul**, no one appeared on behalf of the applicant. A motion was made, seconded and unanimously approved to re-schedule the hearing for the November 10 work session meeting.

OLD BUSINESS

1. With regard to the applications of **Anaysa Transmission** and **Celmex-Fuel LLC**, Mr. Monaghan indicated that a revised application is expected to be filed.

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:25.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary