

Hawthorne Planning Board Minutes of August, 2011 Regular Meeting

The August, 2011 regular meeting of the Hawthorne Planning Board was called to order on August 16, 2011 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. Ruta 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.

MINUTES

1. On a motion made by Vice Chairman Lucibello and seconded by Ms. DiMattia, the Board approved the minutes of the July regular meeting and August work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello, and approved by a vote of 7-0 to approve payment of bills of the Hawthorne Press for Invoice No. 987406 in the amount of \$24.96 and Invoice No. 987421 in the amount of \$27.30.

RESOLUTIONS

1. With regard to the application of **Pantheon Construction**, a motion was made by Mr. Matthews, seconded by Ms. DiMattia and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its July 19, 2011 meeting.
2. With regard to the application of **Cast Stone Innovation, LLC**, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its August 2, 2011 meeting.
3. With regard to the **Master Plan Reexamination Report and Land Use Plan**, a motion was made by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote of 5-1 to approve a resolution memorializing the action taken by the Board at its August 2, 2011 meeting.
4. With regard to the application of **D.S. Meyer Enterprises, L.L.C.**, a motion was made, seconded and unanimously approved to withhold action on the memorializing resolution pending clarification of the parking situation at the site. Board members reported that although the applicant represented that sufficient on-site parking is available for employees, street parking is being utilized. The Board attorney was

directed to request that the applicant appear at the next Board meeting for further discussion of parking at the subject premises.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Idan Packaging Ltd.**, Jay Lazerowitz, Esq. appeared as attorney for the applicant together with Giorgio Nadi, owner of the applicant and Robert Kilgannon, building manager for the property owner. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises as a warehouse for its business of re-packaging salt and pepper condiment packets. A maximum of ten employees would be required for the operation of the business. Thirty-seven total on-site parking spaces are available for the businesses on the premises. No products or equipment would be stored outside. No exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, 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 **All Experienced**, Jay Lazerowitz, Esq. appeared as attorney for the applicant together with Sal Lita, partner in the applicant business. After being sworn, he testified that the applicant proposes to lease the first floor of the subject premises as an office and warehouse for a small general home improvement/construction company. The application was amended to reflect the correct address as 80 Lincoln Avenue. Six on-site parking spaces would be allocated to the applicant. One dump trailer would be parked on the site but would not be visible from the street. All equipment would be stored inside the three bay garage. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, 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 conditions that no outside storage of equipment except the dump trailer is permitted and the debris pile presently on the property is to be removed immediately.

OLD BUSINESS

1. Mr. Monaghan reported the receipt of a letter dated August 4, 2011 from Downes Tree Service Inc., purchaser of the former JTR Family Realty, LLC property at 1173 Goffle Road acknowledging the requirement for Planning Board review of prospective tenants.
2. Mr. Monaghan reported the receipt of a copy of a letter dated July 19, 2011 from the NJDEP to Realty Acquisition Group, LLC enclosing a Soil Remediation Permit for the property at 260 Ninth Avenue for the monitoring of remedial action at the site. The Board directed Mr. Monaghan to forward a copy of the letter to the Hawthorne Environmental Commission for review.

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:20 P.M.

Respectfully submitted,

William A. Monaghan, III, Esq.
Board Attorney/Secretary