

Hawthorne Planning Board Minutes of July, 2011 Regular Meeting

The July, 2011 regular meeting of the Hawthorne Planning Board was called to order on July 19, 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, Mr. Kowalski and Mrs. Forshay 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 June regular meeting and July work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Matthews, seconded by Ms. DiMattia, and approved by a vote of 6-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 987365 in the amount of \$30.42.

RESOLUTIONS

1. With regard to the application of **Eric's Auto Sales**, a motion was made by Ms. DiMattia, seconded by Vice Chairman Lucibello and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its June 21, 2011 meeting.
2. With regard to the application of **One Source Energy Solutions** (111 Ethel Avenue), 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 July 5, 2011 meeting.
3. With regard to the application of **Fulvio Grosso**, a motion was made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its June 21, 2011 meeting.
4. With regard to the application of **One Source Energy Solutions** (74 Ethel Avenue), a motion was made, seconded and unanimously approved to withhold action on the

memorializing resolution pending confirmation of the occupancy status of the premises, particularly whether the property owner is currently occupying a portion of the premises.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **D.S. Meyer Enterprises, L.L.C.**, Edward W. Miller, vice president of operations, appeared on behalf of the applicant. After being sworn, he testified that the applicant purchased the subject property as an office and shop for its paving, sealcoating, striping/crack filling business. Approximately eighteen employees would be required for the operation of the business including three or four office personnel. Twenty six on-site parking spaces are available. 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 6-0 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 **Pantheon Construction**, Ronald Spinella, project supervisor, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 2400 square feet as an office and small warehouse for its construction management and property management business. Two office employees and two field employees would be located at the premises. No outside work would be performed at the site. Four on-site parking spaces would be allocated to the applicant. A motion was then made by Mr. Matthews, seconded by Vice Chairman Lucibello 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.

OLD BUSINESS – None

NEW BUSINESS

1. Mr. Monaghan reported the receipt of an informational letter from Williams Gas Pipeline regarding a natural gas transmission pipeline located in the borough. The information will be forwarded to the borough administrator for appropriate action.
2. Mr. Monaghan advised the Board that the public hearing on the Master Plan re-examination report as well as on a proposed ordinance regarding conditional uses in the I-1 Zone will be conducted at the August 2, 2011 Board meeting.

PUBLIC

The meeting was then opened for public comment. James Dusenberry questioned the number of available parking spaces for the proposed use at 74 Ethel Avenue. The Board indicated that further information was expected regarding the occupancy of the premises.

The meeting was then adjourned at 8:35 P.M.

Respectfully submitted,

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