

Hawthorne Planning Board Minutes of September, 2011 Regular Meeting

The September, 2011 regular meeting of the Hawthorne Planning Board was called to order on September 20, 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 Mayor Goldberg, Mr. Ruta 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 August regular meeting.

CORRESPONDENCE – None

BILLS

1. A motion was made by Vice Chairman Lucibello, 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. 987482 in the amount of \$27.30.

RESOLUTIONS

1. With regard to the application of **All Experienced**, a motion was made by Mr. Matthews, seconded by Mr. Kowalski and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its August 16, 2011 meeting.
2. With regard to the application of **Idan Packaging Ltd.**, a motion was made by Vice Chairman Lucibello, seconded by Mr. DeAugustines and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its August 16, 2011 meeting.
3. With regard to the application of **Nissan of Hawthorne, LLC**, a motion was made by Mr. Matthews, seconded by Mr. DeAugustines and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its September 6, 2011 meeting.
4. With regard to the application of **Fulvio Grosso**, a motion was made by Mr. Kowalski, seconded by Mr. DeAugustines and approved by a vote of 5-0 to approve

a resolution memorializing the action taken by the Board at its September 6, 2011 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW – None

OLD BUSINESS

1. With regard to the application of **D.S. Meyer Enterprises, L.L.C.**, no one appeared on behalf of the applicant. After brief discussion, a motion was made, seconded and unanimously approved to table consideration of the memorializing resolution until the October 4, 2011 Board meeting. The Board attorney was directed to notify the applicant of the Board's action and request that the applicant appear at the October 4, 2011 meeting.
2. With regard to the application of **One Source Energy Solutions** for the premises at 74 Ethel Avenue, Henry Tuttman, owner of the applicant, and Gerard Cipriano, owner of the property appeared. After being sworn, Mr. Tuttman testified that he currently maintains an office at the premises and intends to continue his occupancy although he had recently considered relocating. He occupies the first and second floors and the storage garage. Five employees, including Mr. Tuttman, work at the premises.

After being sworn, Mr. Cipriano testified that he stores hand tools in the basement but has no office or mailing address at the building for either of his companies, RFC Excavating or Cipriano Enterprises. He advised the Board that he parks three trucks in the rear parking lot and that four of his employees park at the premises. Five on-site spaces are allocated to Mr. Tuttman's company by lease. He indicated that there are no other tenants at the premises.

The Board reminded Mr. Cipriano that any new tenants are required to apply for a certificate of compliance prior to taking occupancy of commercial/industrial premises. The Board also suggested that Mr. Cipriano require his employees to park in the rear parking lot to help alleviate congestion on Ethel Avenue. The hearing was opened for public comment. James Dusenberry, a resident on Ethel Avenue, expressed concern regarding the narrowing of Ethel Avenue as a result of double parking and truck traffic. After brief discussion, a motion was made by Mr. DeAugustines, seconded by Vice Chairman Lucibello and approved by a vote of 5-0 to approve the memorializing resolution for the action taken by the Board at its July 5, 2011 meeting.

3. With regard to **Lakeview Farms**, Mr. Monaghan reported the receipt of an e-mail from Borough Administrator Eric Maurer regarding the property owner's request to

tie in overflow stormwater from his seepage pit to the municipal storm drain. After discussion, the Board directed Mr. Monaghan to advise Mr. Maurer that the Planning Board will require an application for revised site plan approval.

NEW BUSINESS – None

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, Esq.
Board Attorney/Secretary