

Hawthorne Planning Board Minutes of March, 2012 Regular Meeting

The March, 2012 regular meeting of the Hawthorne Planning Board was called to order on March 20, 2012 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. Matthews were present as well as Board engineer Michael J. Kelly, P.E. and 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 Ms. DiMattia and seconded by Mr. Ruta, the Board approved the minutes of the January special meeting, February regular meeting and March work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Ms. DiMattia, seconded by Vice Chairman Lucibello, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 987778 in the amount of \$35.88.

RESOLUTIONS

1. With regard to the applications of **Golden Medical Billing, Production Contracting** and **Food Four Less Super Market**, a motion was made by Mr. DeAugustines, seconded by Ms. DiMattia and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its March 6, 2012 meeting.
2. With regard to the application of **102 Braen Avenue LLC**, a motion was made by Mr. Ruta, 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 February 21, 2012 meeting. The Board decided not to include the installation of a dumpster as a condition of approval.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Silex Financial Group Inc.**, Joseph Racamato, president and one of the owners, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 1,165 square feet in the subject premises as an office for a residential and commercial mortgage brokerage business. Four full time employees would work at the premises. Four on-site parking spaces would be allocated to the applicant by lease. Most business

is conducted by telephone, internet or at clients' homes with few client visits to the office. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Vice Chairman Lucibello 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 **Amy's Sweet Spa**, Mei Tian, owner, her daughter Lee Ding and Joseph Masiello, owner of the subject premises appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease one of the retail units at the subject premises, consisting of approximately 900 square feet, for the operation of a day spa providing massage and reflexology treatments. The owner is licensed by the State of New Jersey for massage and anticipates receiving a license to provide facial treatments in the future. One employee (the owner) would operate the business. Three on-site parking spaces would be allocated to the applicant by lease. The property owner indicated that additional parking spaces are available at other properties which he owns in the immediate vicinity. No exterior changes to the premises are proposed. The property owner also stated that he had been made aware of past problems with illicit activities at other massage establishments in Hawthorne. He advised the Board that he had been assured by the applicant that her business was legitimate and that no illicit activities would take place. At the suggestion of the Board, to avoid any misunderstandings regarding the nature of the business, the applicant agreed to change the name of the business to "Amy's Day Spa". A motion was then made by Vice Chairman Lucibello, seconded by Mr. Ruta and approved by a vote of 6-1 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 announced that the Passaic County Planning Department will conduct another "visioning" session at the April 3, 2012 Board meeting.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:10 P.M.

Respectfully submitted,



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