

WHEREAS, application has been made to the Hawthorne Planning Board by **Mr. Cupcakes** for certificate of compliance plan review for property designated as Block 162, Lot 12, commonly known as 684 Lafayette Avenue, located in the B-1 Zone; and

WHEREAS, the applicant submitted various plans and documents for consideration by the Board; and

WHEREAS, the applicant offered lay testimony in support of the application; and

WHEREAS, the application was heard by the Board at its meeting on April 7, 2015; and

WHEREAS, the Board has made the following findings of fact with regard to the application:

1. The applicant proposes to purchase the subject premises for the operation of a cupcake bakery. Eight total employees would be required for the operation of the business but only two or three on the premises per shift. The business would offer cupcakes, coffee and espresso with a few self service tables for consumption on the premises. The "pizza" oven depicted on the plans will be used for cupcakes. Limited on-site parking is available and the residential tenant on the second floor will remain. No exterior changes to the premises are proposed and no products or equipment will be stored outside. The application was amended to reflect the correct mailing address of the subject premises as 684 Lafayette Avenue.

WHEREAS, at its meeting held on April 7, 2015, the Board approved a motion to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Hawthorne, that the application of **Mr. Cupcakes** for certificate of compliance plan review be and is hereby granted subject to the following condition:

1. No outside storage of products or equipment.
2. Issuance of the certificate of compliance is subject to either receipt of the signed consent of the current property owner to the filing of the application or the applicant taking title to the property.

The undersigned, Chairman of the Planning Board of the Borough of Hawthorne, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 21st day of April, 2015.


WALTER GARNER, III, Chairman