

WHEREAS, application has been made to the Hawthorne Planning Board by **Spirit Warehouse, Inc.** for certificate of compliance plan review for property designated as Block 242, Lot 1, commonly known as 280 Ninth Avenue, Unit #9, located in the I-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 industrial condominium unit for the operation of a warehouse business. Four employees would be required for the business which would operate from 8:00 A.M. to 4:00 P.M. on weekdays only, with no weekend hours. Dry goods only would be stored in the premises. Approximately eight to ten tractor/trailer deliveries would be received each week, with approximately the same number of outbound shipments per week. The amount of truck traffic would be approximately equal to the business which formerly operated at the site. All traffic would take place during normal business hours. Nineteen on-site parking spaces would be allocated to the applicant. The applicant proposes to relocate the existing loading door and add a loading dock. The applicant's business

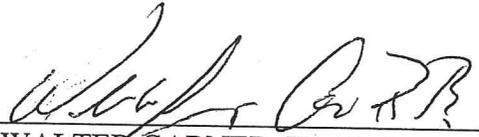
business would occupy the entire existing building. The applicant's trailers would be parked in the loading area overnight and the applicant agreed to a maximum of three trailers parked at the premises.

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 **Spirit Warehouse, Inc.** for certificate of compliance plan review be and is hereby granted subject to the following condition:

1. No more than three registered mobile trailers to be stored on the site.
2. No outside storage or overnight storage of products in trailers.
3. Submission of plans for the construction of the loading dock, and including drainage, parking and circulation for this applicant's operations, to be reviewed by the Board engineer.

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