

WHEREAS, application has been made to the Hawthorne Planning Board by **Udelco Inc.** for amended certificate of compliance plan review for property designated as Block 240, Lot 2, commonly known as 210 Sixth Avenue, 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 March 17, 2015; and

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

1. The applicant is seeking amended certificate of compliance approval to include retail sales at its present location. No structural changes are proposed to the existing building. The applicant explained that at the time of his original application in 2000, he did not intend to conduct retail sales however over time, his business has evolved and at present approximately 15% of his business consists of sales to the general public. He does not advertise retail sales and will not expand his business hours. Seven on-site parking spaces are available.

WHEREAS, at its meeting held on March 17, 2015, the Board approved a motion to grant the application for amended 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 **Udelco Inc.** for amended certificate of compliance plan review to include retail sales be and is hereby granted subject to the following conditions:

1. The applicant's business hours will not be increased.
2. No outside storage of products or equipment is permitted.
3. No new signage will be placed.
4. No exterior changes will be made to the building.
5. Graffiti on the building will be removed.

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