

Hawthorne Planning Board Minutes of June, 2010 Work Session

The June 1, 2010 meeting of the Hawthorne Planning Board was called to order at 7:37 P.M. by Vice Chairman Lucibello. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates except Chairman Garner and Mrs. Forshay were present as well as Board attorney/secretary William A. Monaghan, III, Esq. Vice Chairman Lucibello announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

1. With regard to the application of **Mac Wisdom Inc. dba Yum Yum Bubble & Puff**, Jenny Yin, owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease a portion of the subject premises as a tea shop/bakery selling a variety of flavors of bubble tea and baked goods including Japanese cream puffs for consumption on or off the premises. One full time and one part-time employee would be required for operation of the business. No on-site parking is available. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Kowalski 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 **J.V. Dental Laboratory Inc.**, Antonia Vasquez, owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to move its dental laboratory from its present location at 540 Lafayette Avenue to the subject premises, formerly occupied by a dentist. Four employees would be required for the operation of the laboratory which would prepare dentures, bridges and cosmetic dental appliances. No customers would be seen at the premises. Four on-site parking spaces would be allocated to the applicant by lease. No exterior changes to the premises are proposed. A motion was then made by Mr. Ruta, seconded by Mr. DeAugustines 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.

3. With regard to the application of **Hawthorne Auto Mart Inc. II**, Fawaz Kurdi, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises as a Lukoil gasoline/service station and convenience store. The site has previously been used as a gas station for many years. Five employees would be required for the operation of the business. Thirteen on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Ms. DiMattia 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 with the conditions that no outside storage of products or equipment is permitted, no leasing of outside parking spaces is permitted, and the Board reserves the right to review the applicant's hours of operation in the event that complaints are received.

4. With regard to the application of **Dunkin Donuts**, Mr. Monaghan reported the receipt of a letter dated May 28, 2010 from Ralph E. Faasse, Esq., attorney for the applicant, requesting an adjournment of the hearing until the June 15, 2010 Board meeting. A motion was then made, seconded and unanimously approved to grant the adjournment request subject to the Board's agenda for the June 15, 2010 meeting.

OLD BUSINESS

1. With regard to the application of Gimmee Jimmy's Cookies, Mr. Monaghan reported the receipt of a copy of a letter sent by the applicant to Construction Official John Pallotta requesting permission for the expansion of business hours to 7 A.M. to 7 P.M. Mr. Matthews raised a concern regarding possible traffic issues with school traffic for Roosevelt School and asked Mr. Monaghan to research the hours of operation for Red Ribbon Pretzel Company which also operates a retail business at the same premises. The issue will be discussed further at the June 15, 2010 Board meeting.

NEW BUSINESS

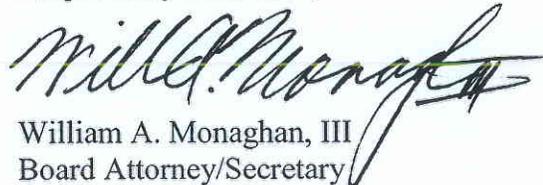
1. Mr. Monaghan distributed copies of an e-mail received from Malvika Apte, PP of the office of Burgis Associates, Inc. with regard to re-examination of the Hawthorne Master Plan. Ms. Apte requested information which Mr. Monaghan will provide and also requested input from the Board regarding the substantive content of the plan. She posed several questions concerning specific issues raised in previous re-examination reports. Mr. Monaghan requested that Board members review the questions and provide responses for discussion at the next Board meeting on June 15, 2010.

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
Board Attorney/Secretary