

WHEREAS, application has been made to the Hawthorne Planning Board by **J. Callandrillo LLC** for certificate of compliance plan review for property designated as Block 21, Lot 22, commonly known as 116 Lincoln 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 21, 2015; and

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

1. The applicant proposes to park two trucks in the rear of the premises and store tools and equipment in the garage. No materials would be stored in the trucks overnight. Since the property is located in the B-1 Zone, the proposed use can be permitted based on the applicant's use of the existing front space as an office for his business.

WHEREAS, at its meeting held on April 21, 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 **J. Callandrillo LLC** for certificate of compliance plan review be and is hereby granted subject to the following conditions:

1. The applicant will maintain a business office in the space in the front of the building.
2. Two non-diesel trucks may be parked in the rear of the property.
3. No materials may be stored in the trucks overnight.
4. The garage may be used for storage of tools and equipment only.
5. No outside storage of equipment is permitted.

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 16th day of June, 2015.


WALTER GARNER, III, Chairman