

Hawthorne Planning Board Minutes of April, 2015 Work Session

The April 7, 2015 meeting of the Hawthorne Planning Board was called to order at 7:32 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates except Mr. Ruta were present as well as Board engineer Michael J. Kelly, P.E. and Board attorney/secretary William A. Monaghan, III, Esq. Chairman Garner announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **The Learning Tree Pre-School and Childcare**, no one appeared on behalf of the applicant.
2. With regard to the application of **Spirit Warehouse, Inc.**, Eugene McMakin, owner, and Robert McNerney, owner of the subject property, appeared on behalf of the applicant. After being sworn, they testified that 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 the day with no night deliveries. 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 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. A motion was then made by Mr. DeAugustines, seconded by Vice Chairman Lucibello 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 following conditions: no more than three registered mobile trailers to be stored on the site, no outside storage or overnight storage of products in trailers, 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.
3. With regard to the application of **Mr. Cupcakes**, John Manganiotis, Sr. and John Manganiotis, Jr., president, appeared on behalf of the applicant. After being sworn, they testified that 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. A motion was then made by Mayor Goldberg, seconded by Mr. Matthews 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 following conditions: no outside storage of products or equipment, 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.

OLD BUSINESS

1. With regard to the application of **Royal Realty, LLC**, Mr. Monaghan reported the receipt of a letter dated April 1, 2015 from the applicant's attorney requesting an adjournment of the hearing based on the possibility of revisions to the application. A motion was then made, seconded and unanimously approved to adjourn the hearing to the May 19, 2015 regular meeting of the Board.

NEW BUSINESS

1. Mr. Monaghan distributed copies of amended Ordinance 2131-15 to be reviewed at the April 21, 2015 Board meeting.
2. After brief discussion, the Board authorized the administrative approval of the certificate of compliance application of **Ali Ezzeddine Exports** for the space originally approved for the R&J Logistic Corp. for the property at 85 Wagaraw Road. The property owner advised the Board that R&J Logistic Corp. would not take occupancy and requested approval for Ali Ezzeddine Exports instead.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:32.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary