

## **Hawthorne Planning Board Minutes of August, 2014 Work Session**

The August 5, 2014 meeting of the Hawthorne Planning Board was called to order at 7:30 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. Matthews, Mr. DeAugustines and Mr. Ruta were present as well as 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 **Dapper Don Lawn Maintenance**, Jennifer Scully Turner and Donald Turner, owners, appeared on behalf of the applicant. Mayor Goldberg recused himself with regard to this application. After being sworn, they testified that the applicant proposes to lease approximately 900 square feet at the subject premises as an office and for storage of equipment for a seasonal lawn maintenance business. Two employees would operate the business and one truck with a tandem trailer would be parked in the rear of the building. No equipment or products would be stored outside except the truck and trailer. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, seconded by Ms. DiMattia and approved by a vote of 5-0 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 **John 3:16 Real Estate LLC**, Pedro Perez, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 420 square feet at the subject premises as a residential real estate office. The owner of the premises previously received permission from the Board to subdivide the existing commercial space on the first floor of the building. The business has two full-time employees. Eleven on-site parking spaces are available. Two or three spaces would be allocated to the applicant. No exterior changes to the premises are proposed. A motion was then made by Mrs. Zakur, seconded by Mr. Kowalski and approved by a vote of 6-0 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 **The Red Ribbon Pretzel Company**, Roseann Toscano, owner, and Jacob Van Den Berg, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 3,000 square feet on the second floor of the subject premises for its food packaging business consisting of chocolate covered pretzels, cookies and fruits. The applicant plans to relocate from its existing space

at the subject premises to expand its business. Two full-time employees would work at the premises with two additional employees during peak seasons. No retail business would be conducted at the site. No exterior changes to the premises are proposed. A motion was then made by Ms. DiMattia, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

**OLD BUSINESS** – None

**NEW BUSINESS** – None

**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