

Hawthorne Planning Board Minutes of December, 2014 Regular Meeting

The December, 2014 regular meeting of the Hawthorne Planning Board was called to order on December 16, 2014 at 7:35 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 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.

MINUTES

1. On a motion made by Ms. DiMattia and seconded by Vice Chairman Lucibello, the Board approved the minutes of the November work session.
2. On a motion made by Ms. DiMattia and seconded by Mrs. Zakur, the Board approved the minutes of the November regular meeting.

CORRESPONDENCE – None

BILLS – None

RESOLUTIONS

1. With regard to the application of **Talk More Mobile Solutions LLC**, a motion was made by Mrs. Zakur, seconded by Mr. DeAugustines and approved by a vote of 7-0 to approve a resolution memorializing the action taken by the Board at its November 25, 2014 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Corrado's Pet Market & Flower Shop**, Mr. Monaghan reported the receipt of a request from the applicant's architect for an adjournment of the hearing. A motion was then made, seconded and unanimously approved to adjourn the hearing to the January 6, 2015 Board meeting.
2. With regard to the application of **PNS Kitchen & Bath Design**, Pedro Ortiz, owner, appeared on behalf of the applicant. Mr. Monaghan recused himself as attorney with regard to this application. After being sworn, Mr. Ortiz testified that the applicant proposes to lease a portion of the subject premises as a showroom and design center for a kitchen and bath renovation business. One employee would work at the site. Customers would be seen by appointment. No materials or vehicles would be stored at the premises. Three on-site parking spaces at the front of the premises would be allocated to the applicant by lease. No exterior changes to

the premises are proposed. A motion was then made by Mr. Matthews, 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 condition that no outside storage of products or equipment is permitted.

OLD BUSINESS

1. Mr. Monaghan reported the receipt of correspondence from the Hudson-Essex-Passaic Soil Conservation District regarding one of the parcels in the JFW Mazur Place subdivision. Board members directed Mr. Monaghan to request that Mr. Kelly review the file for compliance with the developer's agreement, particularly with regard to construction of retaining walls.
2. With regard to **102 Braen Avenue LLC**, after discussion of Mr. Kelly's response to Mr. Monaghan, a motion was made, seconded and unanimously approved to direct Mr. Monaghan to notify the applicant that unless the site improvements included in the applicant's approval are completed by May 30, 2015, the applicant's Certificate of Compliance may be rescinded.

NEW BUSINESS

1. After brief discussion including some concern regarding the scheduling of a meeting on St. Patrick's Day, the Board unanimously approved a motion to adopt a schedule of meetings for the calendar year 2015. Mr. Monaghan will provide a copy to the Borough Clerk for posting on the Borough bulletin board and will make arrangements for publication of the schedule in the Hawthorne Press.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:30 P.M.

Respectfully submitted,

William A. Monaghan, III, Esq.
Board Attorney/Secretary