

Hawthorne Planning Board Minutes of February, 2014 Work Session

The February 4, 2014 meeting of the Hawthorne Planning Board was called to order at 7:40 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 Mr. Ruta 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.

MINUTES

1. On a motion made by Mayor Goldberg and seconded by Mr. DeAugustines, the Board approved the minutes of the December work session.
2. On a motion made by Mayor Goldberg and seconded by Mrs. Zakur, the Board approved the minutes of the December regular meeting.
3. On a motion made by Mayor Goldberg and seconded by Mr. DeAugustines, the Board approved the minutes of the January work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mayor Goldberg, seconded by Ms. DiMattia, and approved by a vote of 6-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 988995 in the amount of \$74.88.

RESOLUTIONS

1. With regard to the appointments of the Board engineer, Board planner and Board attorney/secretary, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its January 7, 2014 meeting.
2. With regard to the applications of **Aquatic Distributors Inc., Pro Tech Roofing & Chimney LLC** and **Rescue Heart Medical Services**, a motion was made by Mayor Goldberg, seconded by Ms. DiMattia and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its January 7, 2014 meeting.

3. With regard to the application of **Nissan or Hawthorne Realty, LLC**, a motion was made by Mr. DeAugustines, seconded by Mayor Goldberg and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its December 3, 2013 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Diamond Bridge Sushi**, Taixian Yan, owner and Ruby Liu, associate, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a takeout sushi restaurant. Three employees would be required for the operation of the business. No on premises consumption or additional food lines are proposed at this time and the applicant was advised that if expansion is contemplated, an additional Board appearance is required. Since the subject site is located in the central business district, no provision for on premises parking is required. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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.
2. With regard to the application of **NT Trading LLC**, Nurdan Yeneroglu, owner, Burak Yeneroglu, employee, Meir Golding, representative of the property owner, and Zafer Can, manager of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 27,500 square feet in the subject premises as a warehouse and storage facility for a natural stone, marble and travertine tile import business. No retail business would be conducted at the site. All products would be contained in crates and no fabrication would be done on the premises. No products or equipment would be stored outside of the premises. One employee would work at the site. Three parking spaces would be allocated to the applicant. 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 condition that no outside storage of products or equipment is permitted.
3. With regard to the application of **PWC TEC Mobile Marine LLC**, no one appeared on behalf of the applicant. A motion was then made, seconded and unanimously approved to carry the application to the March 4, 2014 work session meeting.
4. With regard to the application of **RM Electronics Inc.**, no one appeared on behalf of the applicant. Mr. Monaghan advised the Board that attempts to contact the applicant and the property owner had been unsuccessful. Since the applicant had

also failed to appear at the first scheduled hearing date, a motion was made, seconded and unanimously approved to deny the application without prejudice.

OLD BUSINESS

1. With regard to the application of **Corrado's Pet Market & Flower Shop**, after brief discussion the consensus of the Board was that no further review of the applicant's operations is required at this time.
2. With regard to the application of **Quick Stop Ready Mix Concrete, LLP**, Mr. Monaghan reported the receipt of an e-mail from a representative of NJDEP indicating that the permit required by the applicant has not yet been issued due to a delay on the part of NJDEP.
3. With regard to **TJM Properties II LLC**, Mr. Monaghan distributed copies of a letter dated January 13, 2014 sent to Mr. Scaba of TJM Properties advising him of the Board's agreement to extend the time for submission of the structural engineering report requested by the Board until the February 18, 2014 Board meeting. Mr. Monaghan also reported the receipt of a letter from Mr. Scaba indicating his intention to remove four metal beams spanning the brook. He also enclosed a copy of a report prepared by an architect dated January 2, 2008 and previously submitted to the Board. The Board directed Mr. Monaghan to advise Mr. Scaba that a demolition permit will be required to remove the beams and that the 2008 report does not satisfy the Board's request for a structural engineering report.

NEW BUSINESS – None

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