

Hawthorne Planning Board Minutes of January, 2015 Work Session

The January 6, 2015 meeting of the Hawthorne Planning Board was called to order at 7:32 P.M. by Board secretary William A. Monaghan, III, Esq. After recital of the Pledge of Allegiance, Board secretary William A. Monaghan, III, Esq. 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. Mr. Monaghan announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

The Board then conducted its annual reorganization. Walter Garner was nominated and unanimously re-elected to serve as Board Chairman. Robert Lucibello was nominated and unanimously re-elected to serve as Board Vice Chairman. A motion was made, seconded and unanimously approved to appoint Boswell McClave Engineering as engineer for the Board for the calendar year 2015. A motion was made, seconded and unanimously approved to appoint Burgis Associates, Inc. as planner for the Board for the calendar year 2015. A motion was made, seconded and unanimously approved to appoint William A. Monaghan, III, Esq. as Board attorney/secretary for the calendar year 2015.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Corrado's Pet Market & Flower Shop**, Joseph Corrado, owner, and George Held, licensed architect and planner appeared on behalf of the applicant. Mr. Held was accepted as an expert witness. After being sworn, they testified that the applicant is seeking amended certificate of compliance approval to add a display propane exchange station. The proposed cage unit would hold a maximum of 36 twenty pound canisters. The tanks would not be filled at the premises. Empty tanks would be exchanged for pre-filled tanks. Board members expressed concerns with the proposal for two reasons. First, although the applicant indicated that similar exchange stations have been located at the applicant's other stores without any accidents or tank leaks, several Board members felt that the proposal constituted a potential safety hazard at a site which includes residential apartments and a daycare center. In answer to a question from Mayor Goldberg, Mr. DeAugustines indicated that the proposal would not violate any applicable fire code regulations. Some Board members remained opposed on the safety issue. Second, since the initial approval granted to the applicant was for a pet supply store, and the applicant subsequently asked for, and received permission to expand for limited sales of plants, Board members questioned the relationship of the latest proposed expansion to the present business. The applicant characterized its request as consistent with a "garden center" and Board members responded that the site was not proposed as a garden center and was not appropriate as a garden center given the mixed uses at the premises. After extended discussion, a motion was made and

seconded to approve the application with conditions on a trial basis. The motion failed by a vote of 5-2. A motion was then made, seconded and approved by a vote of 5-2 to deny the application.

OLD BUSINESS – None

NEW BUSINESS – None

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:55 P.M.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary