

Hawthorne Planning Board Minutes of January, 2014 Work Session

The January 7, 2014 meeting of the Hawthorne Planning Board was called to order at 7:30 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 and Mr. Kowalski 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 2014. A motion was made, seconded and unanimously approved to appoint Burgis Associates, Inc. as planner for the Board for the calendar year 2014. A motion was made, seconded and unanimously approved to appoint William A. Monaghan, III, Esq. as Board attorney/secretary for the calendar year 2014.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Aquatic Distributors Inc.**, Ken Fine, president and owner of the applicant appeared together with Robert McNerney, representative of the property owner. After being sworn, they testified that the applicant is the contract purchaser of two units at the subject premises which were previously occupied by Serv Pro. The applicant proposes to utilize the industrial condominium units as a warehouse for a pool cleaner and pool parts business. No chemicals would be stored on the premises. The business would be operated during normal weekday business hours. No repairs would be performed on the premises and no retail business would be conducted at the site. One tractor/trailer delivery per day is anticipated with pickups by UPS and USPS generally once per day. Five employees would work at the premises. No exterior changes to the premises are proposed. Adequate parking is available on the premises. A motion was then made by Vice Chairman Lucibello, 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 condition that no outside storage of products or equipment is permitted.
2. With regard to the application of **Pro Tech Roofing & Chimney LLC**, Halil Sulejmani, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises as an office and

for storage of tools for a home improvement/roofing business. One secretary would work at the site. One ten yard dumpster would be located on the side of the building. No material would be delivered to the premises. Three on-site parking spaces would be allocated to the applicant by lease. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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.

3. With regard to the application of **Rescue Heart Medical Services**, Harold Nelson, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises for the operation of a non-emergency medical transportation business. Two employees including the owner would operate the business. One ambulance vehicle would be parked at the premises. Based on the surrounding neighborhood, Board members expressed some concerns regarding noise and the proposed hours of operation. 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 with the following conditions: hours of operation are limited to 7:00 A.M. – 11:00 P.M., one ambulance is permitted at the site, the Board will review the application after six months of operation and after one year of operation regarding the conditions imposed.
4. With regard to the application of **RM Electronics Inc.**, no one appeared on behalf of the applicant.

OLD BUSINESS

1. At the request of the applicant, the Board agreed to extend the time for submission of a structural engineering report by **TJM Properties II LLC** until the February 18, 2014 Board meeting.

NEW BUSINESS

1. Mayor Goldberg reported the receipt of an inquiry from the Borough clerk regarding the possibility of televising Board meetings. After discussion, the consensus of the Board was that the decision should be made on a case by case basis, taking into consideration public interest in individual applications.
2. Mr. Monaghan distributed copies of an annual report received from the Board of Adjustment. Board members requested that Mr. Monaghan obtain additional information regarding the contents of the report.

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
Board Attorney/Secretary