

## Hawthorne Planning Board Minutes of July, 2015 Regular Meeting

The July, 2015 regular meeting of the Hawthorne Planning Board was called to order on July 21, 2015 at 7:32 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. DeAugustines, Mr. Ruta and Mr. Kowalski 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 June work session, June regular meeting, June special meeting and July work session.

### CORRESPONDENCE – None

### BILLS

1. A motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello, and approved by a vote of 5-0 to approve payment of bills of the Hawthorne Press for Invoice No. 989883 in the amount of \$21.84 and Invoice No. 989841 in the amount of \$19.50.

### RESOLUTIONS

1. With regard to the application of **Dimitri Carpet LLC**, a motion was made by Vice Chairman Lucibello, seconded by Mr. Matthews and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its June 2, 2015 meeting.
2. With regard to the application of **Quick Stop Ready Mix Concrete LLP**, a motion was made by Mayor Goldberg, seconded by Ms. DiMattia and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its June 2, 2015 meeting.
3. With regard to the application of **Max Depot Appliance**, a motion was made by Mrs. Zakur, seconded by Mayor Goldberg and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its June 16, 2015 meeting.
4. With regard to the application of **Faces By Mary**, a motion was made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 5-0 to

approve a resolution memorializing the action taken by the Board at its July 7, 2015 meeting.

5. With regard to the **Housing Element and Fair Share Plan**, a motion was made by Vice Chairman Lucibello, seconded by Mrs. Zakur and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its June 29, 2015 meeting.
6. With regard to the application of **Mak Link LLC**, as a result of a report from the Borough property maintenance officer of violations of the conditions of approval granted by the Board at its June regular meeting, the Board withheld action on the memorializing resolution and directed the Board attorney to notify the applicant that his appearance at the August 4, 2015 Board meeting is required.

### CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **KBB Auto Sales LLC**, Mr. Monaghan reported that, as a result of a telephone conversation with the applicant's attorney in which the attorney was advised that the proposed use may not be permitted in the applicable zone, the application was withdrawn.
2. With regard to the application of **Northside Moving LLC**, Yan Reznik, owner of the applicant, appeared together with Marco Scaba, representative of the property owner. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises previously occupied by Ornamental Tree Care for the operation of a moving company. Four twenty-four foot box trucks would be parked at the premises. The applicant would also maintain an office in the building. Four employees including a secretary, as well as the owner would operate the business. No exterior changes to the premises are proposed. No products or equipment would be stored outside of the building. A motion was then made by Mayor Goldberg, 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 with the following conditions: The applicant's trucks shall enter the premises head in with no backing into the site from Goffle Road; the area to be occupied by the applicant shall be cleared of all items not owned by the applicant and left by previous occupants and the area shall be inspected by the property maintenance officer prior to approval of the memorializing resolution.

### OLD BUSINESS

1. With regard to the application of **Royal Realty LLC**, Mr. Monaghan reported the receipt of a letter dated July 20, 2015 from Jerome A. Vogel, Esq., attorney for the applicant, asking the Board to permit the withdrawal of the application, without prejudice, in anticipation of submission of a revised application based on the applicant's acquisition of additional adjacent properties. Although the applicant also

requested the waiver of fees for the new application, in view of the time expended by Board staff in processing the initial application, the Board felt that the fee waiver request was not justified. A motion was then made, seconded and unanimously approved to grant the request for withdrawal of the application without prejudice but deny the request for waiver of fees for a new, revised application.

2. With regard to the application of **Top Notch 1 Construction, LLC**, Fatbardh Muja, owner, appeared on behalf of the applicant. Mr. Monaghan provided copies of a report from Property Maintenance Officer Don Turner which raised an issue regarding dumpsters at the site. After discussion, the Board requested further clarification from Mr. Turner regarding violations issued to this applicant as well as the regulations governing dumpsters. A motion was then made by Mr. Matthews, seconded by Ms. Di Mattia and approved by a vote of 5-0 to approve the application subject to preparation of a memorializing resolution by the Board attorney with the conditions that the Board receive a report from the Property Maintenance officer regarding violations issued to the applicant as well as clarification of the dumpster issue, and no outside storage of products or equipment is permitted.

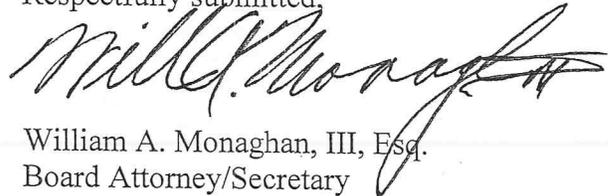
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:35 P.M.

Respectfully submitted,



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