

Hawthorne Planning Board Minutes of July, 2015 Work Session

The July 7, 2015 meeting of the Hawthorne Planning Board was called to order at 7:30 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. Kowalski and Mrs. Zakur were present as well as Board engineer Michael J. Kelly, P.E. and 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.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Top Notch 1 Construction, LLC**, Fatbardh Muja, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant seeks approval for the operation of a construction business specializing in chimneys, siding, roofing and masonry at the subject premises. He stated that his business has been located at the site for approximately a year and a half and replaced a similar business which is no longer at the premises. Two secretaries and approximately eight construction employees are required for the operation of the business. Seven trucks are utilized in the business. The applicant occupies all of the commercial space at the location. Eight on-site parking spaces are available for the applicant and two on-site spaces are allocated for the residential tenants at the premises. No exterior changes to the premises are proposed. Due to questions raised by Board members regarding the length of the applicant's occupancy and prior enforcement issues with the previous occupant and/or the applicant, a motion was made, seconded and unanimously approved to adjourn the hearing until the July regular meeting to obtain additional information from the appropriate Borough officials.

2. With regard to the application of **Faces by Mary**, Mary Mustakas, owner, and John Callandrillo, property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease two rooms on the first floor of the subject premises as a cosmetics studio. One employee in addition to the owner would work at the premises. The applicant's business is conducted primarily by appointment. The other room on the first floor would be utilized as an office by the property owner. The applicant would occasionally conduct group makeup tutorials which would be scheduled during non-business hours. Two on-site 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.

OLD BUSINESS

1. With regard to **102 Braen Avenue LLC**, Mr. Kelly reported that the applicant had installed the required drainage measures and completed the paving base coat. The applicant is in the process of completing the lighting before final paving can be finished. After discussion, a motion was made, seconded and approved to advise the applicant that unless all site work is completed by September 1, 2015, the Board will direct the construction official to rescind the applicant's Certificate of Compliance. Mr. Monaghan will notify the applicant of the Board's action.

NEW BUSINESS

1. Mayor Goldberg reported on a meeting with the Army Corps. of Engineers regarding a feasibility study for the flooding issues at the former Congress Industries property on Goffle Road.
2. Mr. Monaghan advised the Board of the filing of a declaratory judgment action by Borough Attorney Michael Pasquale based on the adoption of the Housing Element and Fair Share Plan by the Planning Board.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:22.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary