

Hawthorne Planning Board Minutes of June, 2015 Regular Meeting

The June, 2015 regular meeting of the Hawthorne Planning Board was called to order on June 16, 2015 at 7:36 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 Vice Chairman Lucibello, Mr. Matthews and Mr. Ruta 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 Mayor Goldberg and seconded by Mrs. Zakur, the Board approved the minutes of the May regular meeting.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. DeAugustines, seconded by Ms. DiMattia, and approved by a vote of 5-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 989824 in the amount of \$25.74.

RESOLUTIONS – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Max Depot Appliance**, Alex Vargas, owner of the applicant, appeared together with Steve Coscia, representative of the property owner and Frank Coscia, Esq., attorney for the property owner. After being sworn, they testified that the applicant proposes to lease the portion of the premises formerly occupied by the prior owner of the property, as a wholesale appliance warehouse. The applicant would utilize three vehicles, a van, a box truck and a pickup truck, which would be parked at the premises. Another occupant at the premises engaged in a landscape business has also vacated the premises which will provide additional parking area. No retail sales would be conducted at the premises. No products or equipment would be stored outside by the applicant and no exterior changes to the footprint of the subject building are proposed. A motion was then made by Mrs. Zakur, seconded by Mr. DeAugustines 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 condition that no outside storage of products or equipment is permitted.

2. With regard to the application of **Mak Link LLC**, Goce Temelkoski, owner and Marco Scaba, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises for the daytime parking of approximately ten (10) eighteen foot and twenty-six foot trucks used in the applicant's trucking business. The applicant's customers include Amazon and Federal Express. The trucks would be on the road during the night and parked at the premises during the day. The applicant will have an office at the site. No truck repairs would be performed on the premises and all loading and unloading of trucks would take place offsite. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Kowalski 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.

OLD BUSINESS

1. With regard to the application of **J. Callandrillo LLC**, John Callandrillo, owner, appeared on behalf of the applicant. He was questioned regarding compliance with the conditions imposed by the Board at the time of approval of his application. He stated that a desk will be installed at the premises as soon as the rug is cleaned and that a sign has been placed in the window indicating that he has an office at the premises. He advised the Board that no materials will be stored in the applicant's trucks overnight and that the previous incident occurred without his knowledge. Based on the applicant's representations, a motion was made by Mr. DeAugustines, seconded by Ms. Di Mattia and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its April 21, 2015 meeting.
2. With regard to the application of **Royal Realty LLC**, Mr. Monaghan reported the receipt of a letter dated June 15, 2015 from the applicant's attorney indicating that negotiations are in progress for the applicant to acquire additional property. The applicant therefore requests an adjournment of the hearing until the July regular meeting. A motion was then made, seconded and unanimously approved to grant the applicant's request.

NEW BUSINESS

1. Mr. Monaghan reminded Board members of the scheduling of a special meeting on June 29, 2015 to consider the adoption of a Housing Element and Fair Share Plan as an amendment to the Master Plan.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:25 P.M.

Respectfully submitted,

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