

## **Hawthorne Planning Board Minutes of June, 2014 Work Session**

The June 3, 2014 meeting of the Hawthorne Planning Board was called to order 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 Mayor Goldberg, Mr. Ruta and Mrs. Zakur were present as well as Board attorney/secretary William A. Monaghan, III, Esq. and Elliott Sachs, P.E. 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 **Pan Atlantic Technology**, Neb Altinis, owner and president, appeared on behalf of the applicant. After being sworn, he testified that the applicant has leased the subject premises as an office and warehouse for the business as a re-seller of refurbished IT equipment. Six employees are required for the operation of the business. Eight on-site parking spaces are available. No retail business is conducted at the premises. No products or equipment are stored outside of the building. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, 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 **Glen Rock Mower Service Inc.**, Mr. Monaghan recused himself as attorney for this application. Michael Pankow, president, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 2,900 square feet at the subject premises for the operation of a power equipment repair and service business. All work would be done inside the premises. No retail sales would be conducted at the site and no products or equipment would be stored outside. Three on-site parking spaces are available and no exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, 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 with the condition that no outside storage of products or equipment is permitted.
3. With regard to the application of **Portofino's Cafe Inc.**, Becky Morales, owner, appeared on behalf of the applicant. After being sworn, she testified that she recently purchased the restaurant at the site and proposes to open the area previously used for the sale of gelato as a breakfast/delicatessen addition to the existing restaurant. The existing kitchen would serve both the restaurant and deli. No exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, seconded by Mr. Matthews and approved by a vote of 6-0 to grant

the application for amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

4. With regard to the application of **Northstar Pool Company LLC**, Mr. Monaghan recused himself as attorney for this application. Brian Siegel, vice president, and Gloria Guarini, realtor, appeared on behalf of the applicant. After being sworn, they testified that the applicant is the contract purchaser of the subject premises and proposes to use the existing structure in the rear of the site for storage of vehicles, equipment and supplies used in its pool service business. No work would be done at the site. The building was previously used as a sheet metal shop. The applicant submitted a certificate of non-conforming use previously issued by the construction official since a two-family residence is also located on the property. Mr. Siegel testified that he will reside in the house. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, 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.
5. With regard to the application of **Heights Home Care, P.C.**, Dr. Carl J. Renner, owner and Diane Renner, employee, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises as a business office and call center for a medical practice. No patients would be seen at the office and there will be no examination rooms at the site. Two employees would work at the office. Sixteen parking spaces are located on the premises. No exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, seconded by Ms. DiMattia 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** – None

**NEW BUSINESS**

1. With regard to the application of **Edward and Lisa Ricchiuto**, Darryl Siss, Esq. appeared as attorney for the applicant for work session review of the application. He indicated that his clients are seeking approval for a minor subdivision creating one new building lot with no variances required and no disturbance of steep slopes. Mr. Siss submitted proof of notice and publication as required by the Municipal Land Use Law. Mr. Monaghan noted the receipt of a report dated May 30, 2014 from Board engineer Michael J. Kelly. Board members raised questions regarding possible relocation of portions of the existing driveways for the remaining lot on which an existing residence is located. After brief discussion, the meeting was opened for public comment without response. A motion was then made, seconded and unanimously approved to carry the application for a formal hearing at the June 17, 2014 Board meeting. No further notice or publication is required.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:37 P.M.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary