

## **Hawthorne Planning Board Minutes of March, 2015 Regular Meeting**

The March, 2015 regular meeting of the Hawthorne Planning Board was called to order on March 17, 2015 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 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 Mr. DeAugustines and seconded by Mr. Ruta, the Board approved the minutes of the February regular meeting.
2. On a motion made by Mrs. Zakur and seconded by Mr. Ruta, the Board approved the minutes of the March work session.

**CORRESPONDENCE** – None

### **BILLS**

1. A motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 989706 in the amount of \$21.06.

**RESOLUTIONS** – None

### **CERTIFICATE OF COMPLIANCE PLAN REVIEW**

1. With regard to the application of **Hawthorne Financial Services**, Olga Clavijo, owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease the subject premises as a multi-service agency for business services including insurance, tax preparation, translation and notary services. The insurance business would be conducted under the name Robert J. Wilkens Insurance Agency. Two employees would operate the business. Two 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 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.
2. With regard to the application of **Premio Foods**, Alberto Veliz, engineering and maintenance manager, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for its accounting

department and storage of files for its main business operation located nearby at 50 Utter Avenue. Nine employees would be relocated from the main location to work at the subject premises. Although the applicant indicated that fifteen on-site parking spaces would be available, Mr. Matthews questioned whether the parking plan complied with ordinance requirements and also objected to the submission of plans which purported to be prepared by a professional but were not sealed. After further discussion, since the present application may relieve some of the parking issues at the applicant's main location and seeks only an office use, the consensus of the Board was that the application should be approved. No exterior changes to the premises are proposed and no products or equipment would be stored outside. A motion was then made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 6-1 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 **Udelco Inc.**, Charles Udelsman, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant is seeking amended certificate of compliance approval to include retail sales at its present location. No structural changes are proposed to the existing building. The applicant explained that at the time of his original application in 2000, he did not intend to conduct retail sales however over time, his business has evolved and at present approximately 15% of his business consists of sales to the general public. He does not advertise retail sales and will not expand his business hours. Seven on-site parking spaces are available. A motion was then made by Mayor Goldberg, seconded by Mr. Ruta and approved by a vote of 7-0 to grant the application for amended certificate of compliance plan review to include retail sales subject to preparation of a memorializing resolution by the Board attorney with the following conditions: the applicant's business hours will not be increased, no outside storage of products or equipment is permitted, no new signage will be placed, no exterior changes will be made to the building and graffiti on the building will be removed.
4. With regard to the application of **R&J Logistic Corp.**, no one appeared on behalf of the applicant, however, Mr. Monaghan advised the Board that the applicant had requested that the Board consider authorizing administrative approval as a "like for like" application. After discussion, since the applicant's use would be similar to the previous occupant, the Board agreed to authorize administrative approval of the application.

**OLD BUSINESS** – None

**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