

Hawthorne Planning Board Minutes of March, 2014 Work Session

The March 4, 2014 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 Vice Chairman Lucibello, Mr. DeAugustines and Ms. DiMattia 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.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Isaura Gluten Free Bakery**, Nancy Neves and Scott Kriney, owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises, previously used as a candy store, as a retail bakery specializing in gluten free products. Two employees would operate the business. On-premises consumption with seating for approximately 18 customers is proposed. Coffee and juice would also be served. The subject site is located in the central business district with limited on-site parking in the rear of the building. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Ms. Zakur 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 provision that the hours of operation are changed to 7:00 A.M. to 10:00 P.M.
2. With regard to the application of **Pure Glass**, Matthew Stafford, 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 as a workshop and warehouse for a commercial and residential custom glass storefront fabrication business. The owner and one employee would operate the business. One van would be parked at the premises. No products or material would be stored outside of the premises. 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 with the condition that no outside storage of products or equipment is permitted.
3. With regard to the application of **J. Blanco Associates, Inc.**, for amended certificate of compliance approval, Victor Ramos, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant is the owner of Units 1 and 2 at the subject premises and received approval from the Board in 2011 for the operation of a metal design and fabrication contracting business. Due to scheduling issues

related to performance of contracts by the applicant, material deliveries for projects in progress are being stored in the parking lot for several days. As projects are completed, they are loaded onto a flatbed tractor trailer for delivery to a jobsite. The applicant has received complaints from other occupants at the premises. Board members advised the applicant that expanding the business into the parking lot would raise significant issues with the remaining occupants of the site as well as with neighbors in the surrounding residential area. Mr. Monaghan questioned whether the condominium association had been consulted or expressed an opinion on the applicant's request. The applicant indicated that he had not contacted the association. After further discussion, a motion was made, seconded and unanimously approved to carry the application to the April 1, 2014 meeting to give the applicant the opportunity to consult with the condominium association and to explore possible alternatives on or off site for the staging of projects and storage of materials for jobs in progress.

4. With regard to the application of **Nissan of Hawthorne, LLC**, Mr. Monaghan reported the receipt of correspondence from Ralph Faasse, Esq., attorney for Richard D. Thomas, owner of property abutting the subject premises, requesting an adjournment of the hearing so that his client can be heard on issues related to the proposed use. Mr. Monaghan contacted the applicant's attorney who had no objection to the adjournment. A motion was then made, seconded and unanimously approved to carry the application to the April 1, 2014 Board meeting.

OLD BUSINESS

1. With regard to the application of **Quick Stop Ready Mix Concrete LLP**, Mr. Monaghan reported the receipt of an e-mail from NJDEP indicating that no decision on the applicant's submission is expected for "a few months". A motion was then made, seconded and unanimously approved to carry the application to the May 6, 2014 work session.
2. With regard to the application of **PWC TEC Mobile Marine LLC**, John Dunn, owner and Brian Dunn, employee, appeared on behalf of the applicant. After being sworn, they testified that the applicant has been subleasing space at the subject premises for approximately five years from Rich's Auto Body for the operation of a mobile marine repair business. The applicant parks service vehicles, trailers, boats and personal water craft at the premises and utilizes a spray booth inside the building. Board members questioned the validity of the sublease as well as the requirement for an office to comply with the outdoor storage ordinance. After further discussion, a motion was made, seconded and unanimously approved to carry the application to the April 1, 2014 meeting at which time representatives of the property owner and Rich's Auto Body are requested to appear and provide confirmation of the validity of the sublease arrangement. Mr. Monaghan was also directed to contact the Borough Property Maintenance Officer to request that no further summons issue pending the outcome of the next hearing.

3. With regard to the application of **Four Season Limousine Corp.**, no one appeared on behalf of the applicant.
4. With regard to the **Hryncewich** subdivision application, Mr. Monaghan advised the Board that the applicant intends to present testimony from a professional planner at the next hearing. After discussion, the Board directed Mr. Monaghan to contact the Board planner, Joseph Burgis, to make arrangements for his review of the application documents and plans and for his appearance at the next hearing on the application.

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:10 P.M.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary