

Hawthorne Planning Board Minutes of July, 2013 Regular Meeting

The July, 2013 regular meeting of the Hawthorne Planning Board was called to order on July 16, 2013 at 7:40 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 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 Vice Chairman Lucibello and seconded by Ms. DiMattia, the Board approved the minutes of the June regular meeting.
2. On a motion made by Ms. DiMattia and seconded by Vice Chairman Lucibello, the Board approved the minutes of the July work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Ruta, seconded by Ms. DiMattia, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 988582 in the amount of \$32.76.

RESOLUTIONS

1. With regard to the applications of **L&L Family Salon, VN Auto Repairs, Eighteen Group LLC** and **ZR Performance Cycles**, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 7-0 to approve resolutions memorializing the actions taken by the Board at its June 18, 2013 and July 2, 2013 meetings.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the applications of **Home LLC** and **Hawthorne Family Practice**, Richard Sutton, owner, appeared on behalf of Home LLC and Dr. Enas Tuppo appeared on behalf of Hawthorne Family Practice. William Van Der Eems appeared as a representative of the property owner. Because the two applications request amended certificates of compliance based on reconfiguration of the spaces currently occupied by the applicants at the same premises, the applications were heard simultaneously and all witnesses were sworn. Mr. Van Der Eems testified that

a previous tenant placed in the building by a prior owner without Board approval had vacated the premises. The present applicants, who occupy the premises pursuant to previous Board approval seek permission to re-align their respective spaces. Mr. Van Der Eems indicated that the building contains a total of approximately 13,000 square feet. Under the proposed reconfiguration as described in architectural plans submitted by the applicants, Hawthorne Family Practice would occupy approximately 3,675 square feet and Home, LLC would occupy approximately 8,560 square feet. The remaining space on the first floor and an upstairs room would be utilized by the building owner. Discussion then took place regarding parking at the site. Mr. Van Der Eems advised the Board that there are 40 existing on-site spaces. Since a substantial portion of Home, LLC's space will be used for display and warehouse, the Board determined that the existing parking is adequate for the proposed uses. Based on the recommendation of the Hawthorne Police Department, the Board requested and the applicants agreed to install a "No Left Turn" sign at the exit from the premises. A motion was then made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to grant both applications for amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney with the conditions that the applicants install a "No Left Turn" sign at the exit from the premises and no outside storage of products or equipment is permitted.

OLD BUSINESS – None

NEW BUSINESS – None

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