

Hawthorne Planning Board Minutes of September, 2014 Work Session

The September 2, 2014 meeting of the Hawthorne Planning Board was called to order at 7:37 P.M. by Vice Chairman Lucibello. After recital of the Pledge of Allegiance, Board Secretary William A. Monaghan, III called the roll. All members and alternates except Chairman Garner and Mr. Ruta were present as well as Board attorney/secretary William A. Monaghan, III, Esq. Vice Chairman Lucibello 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 **Pat Curcio Fitness LLC**, Patricia Curcio, owner, and Tom Mayurnik, landlord, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 1,500 square feet at the subject premises for the operation of a Pilates fitness studio. One instructor would operate the studio with a maximum of three clients. Seven on-site parking spaces would be allocated to the applicant by lease. The property owner and one other low impact tenant also occupy portions of the premises. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Ms. DiMattia 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 **Star Cups LLC**, Amir Alzubi, owner, and Mohammed Nofal, manager, appeared on behalf of the applicant. After being sworn, they testified that the applicant is requesting permission to re-open a delicatessen as an accessory use at the existing gasoline service station and to add the sale and exchange of propane tanks at the premises. Since the delicatessen use had previously been approved, the Board had no objection to the request to re-open. The applicant indicated that no filling of the propane tanks would take place at the premises. Empty tanks would be exchanged for full tanks. A double cage would be constructed to secure the tanks. Mr. DeAugustines indicated that he had no objections from a fire prevention standpoint. No exterior changes other than the cage for the propane tanks are proposed. A motion was then made by Mr. DeAugustines, seconded by Mr. Kowalski 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 the applicant obtain approval from the Board of Health for the delicatessen operation.

OLD BUSINESS – None

NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:00 P.M.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary