

Hawthorne Planning Board Minutes of April, 2014 Regular Meeting

The April, 2014 regular meeting of the Hawthorne Planning Board was called to order on April 15, 2014 at 7:31 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 were present as well as Board engineer Michael J. Kelly, P.E. and 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 Mr. Matthews, the Board approved the minutes of the March regular meeting.
2. On a motion made by Vice Chairman Lucibello and seconded by Mr. Kowalski, the Board approved the minutes of the April work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Ruta, seconded by Mr. DeAugustines, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 989229 in the amount of \$23.40.

RESOLUTIONS

1. With regard to the application of **J. Blanco Associates, Inc.**, a motion was made by Mrs. Zakur, seconded by Ms. DiMattia and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its April 1, 2014 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Pro City Print, LLC**, Michael Monroe, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 3,000 square feet designated as Unit C in the subject premises for the operation of a custom apparel production business specializing in decoration of apparel with logos, names and numbers. Three employees would be required for the operation of the business. No retail business would be conducted at the premises. No on-site parking spaces are available. No products or equipment would be stored outside. No exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, seconded by Mr. Ruta 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 with the condition that no outside storage of products or equipment is permitted.

OLD BUSINESS

1. With regard to the application of **John Hryncewich**, Mr. Monaghan reported the receipt of a letter from Darryl Siss, Esq., the applicant's attorney requesting an adjournment to the Board meeting on May 20, 2014 to allow the applicant and Board members to review a report anticipated to be received from the Board planner. A motion was then made, seconded and unanimously approved to grant the adjournment request with no additional notice or publication requirement.

NEW BUSINESS

1. The Board conducted a review of proposed Ordinance No. 2112-14 which was forwarded to the Board by Borough Clerk Lori DiBella pursuant to N.J.S.A. 40:55D-26. The proposed ordinance is scheduled for public hearing and adoption by the Municipal Council on May 7, 2014. Board planner Joseph Burgis made a presentation in which he advised the Board that the statutory mandate for Board review of proposed land use ordinances is a determination as to whether the proposed amendment is consistent with the goals and objectives of the Master Plan. He indicated that the intent of the ordinance under consideration is to make the designated areas more business friendly and permit additional retail and service uses. Building standards are also included to improve esthetics with regulatory controls. Mr. Burgis also identified four goals of the proposed ordinance which support a finding of consistency with objectives in the Master Plan: encouragement and inclusion of buffer areas, provisions to insure that development is supportive of environmental protection, definition of functional roles and density provisions and promotion of redevelopment and adaptive re-use of industrial properties. In conclusion, Mr. Burgis offered his opinion that the proposed ordinance is consistent with the goals and objectives of the Master Plan. After brief discussion, a motion was made, seconded and unanimously approved to direct Mr. Monaghan to send a letter to the Mayor and Council indicating the Board's finding that proposed Ordinance 2112-14 is consistent with the goals and objectives of the Master Plan.

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