

## **Hawthorne Planning Board Minutes of July, 2014 Work Session**

The July 1, 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. Chairman Garner announced the passing of Board member Carmen Ruta's brother Antonio and the Board extended its deepest sympathies to Carmen and his family for the loss. All members and alternates except Mr. Ruta 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 **Cupo Interiors llc**, Cesar Cupo, owner, appeared on behalf of the applicant. Ms. DiMattia was recused with regard to this application. After being sworn, Mr. Cupo testified that the applicant proposes to lease a portion of the subject premises to relocate its present upholstery and interior decorating store from another location in Hawthorne. Three employees would be required for the operation of the business which engages in furniture upholstery and repair, custom window treatments and decorating services. Retail customers would be seen at the premises by appointment. Ten on-site parking spaces would be allocated to the applicant. No exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lucibello, 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 **Atlantic Stewardship Bank**, Kenneth Wehinger, facilities manager, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the remaining space at the premises in which it currently operates a branch bank. The added space would be utilized as a back office for the commercial lending division of the bank. Five additional employees would work in the additional space. Twenty-two on-site parking spaces are available. 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.

**OLD BUSINESS** – None

### **NEW BUSINESS**

1. The Board conducted a review of proposed Ordinance No. 2119-14 which was forwarded to the Board by Borough Clerk Lori DiBella pursuant to N.J.S.A. 40:55D-26. Mr. Matthews advised the Board that the proposed ordinance merely

revised the hours of operation for businesses in residential zones to be consistent with the hours in the B-3 and B-3A zones. A motion was then made, seconded and unanimously approved to direct the Board attorney to advise the governing body that the Board finds the proposed ordinance to be consistent with the Master Plan.

2. Brian M. Chewcaskie, Esq. appeared on behalf of High Rise Tower Development, LLC, successor to Millview Lofts at Hawthorne, LLC with regard to the development at 55 Westervelt Avenue. He advised the Board that his client wishes to obtain permission to provide all required affordable housing units off site rather than partially on site. Since the applicable ordinance requires some of the affordable units to be on site, a variance would be required to grant the relief sought by the developer, whose intent is to purchase three two-family houses to satisfy the affordable housing requirement. Mr. Chewcaskie will consult with Borough planner Joseph Burgis regarding any standards or requirements for the requested variance. Mr. Chewcaskie will make arrangements for notice and publication for a formal hearing at the July 15, 2014 regular meeting.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:07 P.M.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary