

Hawthorne Planning Board Minutes of February, 2012 Work Session

The February 7, 2012 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 Ms. DiMattia 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.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Corrado's Pet Market & Flower Shop**, Joseph Corrado, owner and George Held, architect appeared on behalf of the applicant. After being sworn, they testified that the applicant is seeking amended certificate of compliance approval to permit outside displays and sales of seasonal flowers and plants. They indicated that the applicant was unable to use the existing enclosed outdoor area as previously suggested because the HVAC pad for the building is located in that area. Products would be displayed around the existing planters in the walkway. No sale transactions would be conducted outside. Flowers and plants would be displayed on a seasonal basis. Some Board members expressed concern about the possible change in the character of the building which also includes a child care facility, offices and residential apartments. The applicant acknowledged the Board's concerns and indicated the intention to maintain the property in an orderly, attractive condition. After further discussion, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 6-1 to grant the application for an amended certificate of compliance to permit the outside display and sales of annual, perennial and seasonal plants and greens subject to review by the Board within one year of the date of approval subject to preparation of a memorializing resolution by the Board attorney.

2. With regard to the application of **Little Giants Learning Center**, Brenda Belilla, owner of the applicant, and Robert Fermin, 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 child care facility. They indicated that the State of New Jersey gave preliminary approval for a maximum of 50 children at the site. Twelve on-site parking spaces are available. Board members expressed serious reservations about the appropriateness of the site, which is located in the I-1 Zone and is at the intersection of Goffle Road and North 8th Street. Board members questioned the applicant regarding provisions for ingress and egress for parents picking up and dropping off children. Based on the issues

raised by Board members, a motion was made, seconded and unanimously approved to adjourn the application to the February 21, 2012 Board meeting for the applicant to provide documentation from the State of New Jersey regarding approval for the site and to provide detail regarding the proposed traffic flow to and from the site for the delivery and pick up of children.

3. With regard to the application of **Pizza & Bagel Shop**, A.J. Yosif, owner appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises as a bagel and pizza store serving breakfast and lunch for take-out customers. Two employees would operate the business. Twenty-nine on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mr. Ruta, seconded by Mr. DeAugustines 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.
4. With regard to the application of **JS Printing & Envelopes**, Joseph Moran, owner appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 2,100 square feet in the subject premises as a print shop. Two employees would operate two printing presses. No retail business would be conducted at the site. Six on-site parking spaces are available at the premises. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Vice Chairman Lucibello 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.
5. With regard to the application of **Flo's Market**, Camille Agnello, Barbara Agnello and Ellen Florence, owners appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises as a small general store/convenience market selling grocery items, lottery tickets, newspapers and coffee. Three employees would operate the business. No cooking would be done on the premises. No on-site parking is available as the premises are located in the central business district. 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 amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

OLD BUSINESS – None

NEW BUSINESS

1. With regard to the application of **102 Braen Avenue LLC**, Ralph E. Faasse, Esq. appeared on behalf of the applicant for work session review of the application. Mr.

Faasse reminded the Board that the property had been subdivided last year and the subject site received certificate of compliance approval for use as a contractor's office and yard. The applicant now seeks approval for a partial second floor addition to the existing building. Two bulk variances for existing conditions would be required for approval of the application. Mr. Monaghan noted the receipt of a report dated February 2, 2012 from Board engineer Michael J. Kelly. The report indicates that the application is complete. Mr. Kelly stated that he has no objection to the granting of three waivers sought by the applicant. He requested clarification from the applicant at the formal hearing regarding the number of employees to be working at the premises. Mayor Goldberg also requested that the applicant address the issue of street parking by the applicant's employees. The hearing was opened for public comment without response. Mr. Faasse was advised that the application would be listed for formal hearing on the Board's February 21, 2012 agenda.

2. Mr. Monaghan reported the receipt of a request from Borough Administrator Eric Maurer for a letter from the Board indicating that the Borough's application for Green Acres funding for the possible buy-out of three flood prone properties is consistent with the Master Plan. The Board directed Mr. Monaghan to consult with the Borough planner before drafting the requested letter.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:05 P.M.

Respectfully submitted,

William A. Monaghan, III
Board Attorney/Secretary