

## **Hawthorne Planning Board Minutes of March, 2012 Work Session**

The March 6, 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 Vice Chairman Lucibello 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 **Golden Medical Billing**, Michael Goldberg, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant occupies the lower level at the subject premises as an office for a medical billing company serving doctors' offices. Four employees work at the premises but clients do not visit the office since most work is done by computer. Nine on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, 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.
2. With regard to the application of **Production Contracting**, Christopher Carione, owner and Robert McNerney, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to purchase Unit #7 at the subject premises. The applicant originally intended to purchase Unit #5 but required additional space and requested that the application be amended to designate Unit #7 as the subject premises. The Board granted the amendment request. The applicant intends to use the premises as an office and warehouse/storage space for its business as a general contractor specializing in building interior retail space in commercial buildings including partitions and drop ceilings. A maximum of three employees would occupy the premises. Five on-site parking spaces would be allocated to the applicant. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, 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 with the condition that no outside storage of products or equipment is permitted.
3. With regard to the application of **Food Four Less Super Market**, Mookie Patel and Chhagan Patel, owners 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 food market offering dry groceries, seafood, fresh meat, frozen food and dry goods. Ten to twelve employees would work at the market in shifts. No changes to the footprint of the building are proposed. The applicant agreed to comply with the conditions contained in a resolution of approval for a previous applicant which will be included in the resolution to be prepared for this application. 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 including conditions 1-5 in the Board's resolution dated September 21, 2010 for Hawthorne Farmer's Marketown LLC.

### **OLD BUSINESS**

1. With regard to the application of **Little Giants Learning Center**, Mr. Monaghan reported the receipt of a telephone call from architect Edward A. Easse indicating that after consultation with the applicant, he was authorized to advise the Board that the applicant wished to withdraw the application.

### **NEW BUSINESS** – None

### **PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:05 P.M.

Respectfully submitted,

William A. Monaghan, III  
Board Attorney/Secretary