

Hawthorne Planning Board Minutes of May, 2008 Work Session

The May 6, 2008 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 Mayor Botbyl 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.

1. With regard to the application of **Industrial Finance Inc.**, Joseph Francesco, operations manager, appeared on behalf of the applicant. After being sworn, he testified that the applicant is the contract purchaser of the subject premises and proposes to occupy the entire building for office use for a heavy equipment financing business relocating from other office space in Hawthorne. Nine employees would be required for the operation of the business. Eighteen on-site parking spaces are available and 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 **Gallagher & Associates Insurance Agency Inc.**, Daniel Gallagher, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for the operation of an insurance agency relocating from other office space in Hawthorne. Two employees would be required for the operation of the business. Three on-site parking spaces would be allocated to the applicant by lease and no exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lane, 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.
3. With regard to the application of **Hawthorne Farmers Market**, Yazid Jawabrah, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for the wholesale and retail sale of fruits and vegetables. Eight employees would be required for the operation of the business. Two existing store units would be combined for the applicant's use. Adequate on-site parking is available at the premises and no exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lane, seconded by Mr. 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 with the conditions that no outside storage of products or equipment is permitted and no refrigeration trucks are permitted to run overnight at the premises.

4. With regard to the application of **Bergen Golf & Fitness Academy, LLC**, Jenna DeCaro and Robert DeCaro, members of the applicant appeared. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises as a golf instruction and personal fitness training facility. Instruction would be conducted by appointment only on a one on one basis. Three on-site parking spaces would be allocated to the applicant by lease and no exterior changes to the premises are proposed. A motion was then made by Vice Chairman Lane, seconded by Mr. 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 property located at 1173 Goffle Road, Mr. Monaghan read a letter dated April 28, 2008 from the property owner's attorney requesting the opportunity to appear before the Board regarding the necessity for formal site plan review. After brief discussion, the Board agreed to allow the property owner to appear at the June 3, 2008 work session.

OLD BUSINESS – None

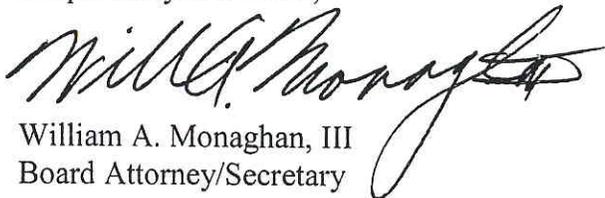
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:17 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary