

Hawthorne Planning Board Minutes of October, 2007 Regular Meeting

The October, 2007 regular meeting of the Hawthorne Planning Board was called to order on October 16, 2007 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 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.

MINUTES

1. On a motion made by Mr. Lucibello and seconded by Mr. Ruta, the Board approved the minutes of the September regular meeting and October work session.

CORRESPONDENCE – None

BILLS – None

RESOLUTIONS

1. With regard to the applications of **Dr. Vito L. Modugno, DMD, Dynatrax Networks, Inc./Tech Logistics, Inc., Eppley Building & Design, Inc., Home, L.L.C. and Next Press, LLC**, a motion was made by Vice Chairman Lane, seconded by Mr. Lucibello and approved by a vote of 7-0 to approve resolutions memorializing the actions taken by the Board at its October 16, 2007 meeting.
2. With regard to the application of **Hawthorne's Corner Store**, a motion was made by Mr. Lucibello, seconded by Mr. Ruta and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its October 16, 2007 meeting.
3. With regard to the application of **Amptek Electric LLC**, discussion took place regarding revisions to the draft memorializing resolution. Board members expressed concerns about the number of on-site parking spaces available at the site and possible methods of limiting street parking by the applicant's employees. A motion was then made, seconded and unanimously approved to require the applicant to appear before the Board for review and reconsideration of the application specifically with regard to employee parking and to request that the applicant re-submit a detailed parking plan.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Romance Florist**, Jennifer Segovia, owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to re-locate its retail florist business to the subject premises from its present location a short distance away. The subject premises would provide additional space but the operation of the business would not change significantly. Two employees would be required for the operation of the business. Three 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.

OLD BUSINESS – None

NEW BUSINESS

1. With regard to an application for the former Rag Shop retail store, the Board authorized Construction Official John Pallotta to review the application and, if appropriate, issue a certificate of compliance.
2. With regard to an application for the property at 674 Lafayette Avenue, the Board requires full site plan review.

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, Esq.
Board Attorney/Secretary

WHEREAS, application has been made to the Hawthorne Planning Board by **Dr. Vito L. Modugno, DMD**, for certificate of compliance plan review for property designated as Block 104, Lot 20.01, commonly known as 286 Lafayette Avenue, located in the B-2 Zone; and

WHEREAS, the applicant submitted various plans and documents for consideration by the Board; and

WHEREAS, the applicant offered lay testimony in support of the application; and

WHEREAS, the application was heard by the Board at its meeting on October 2, 2007; and

WHEREAS, the Board has made the following findings of fact with regard to the application:

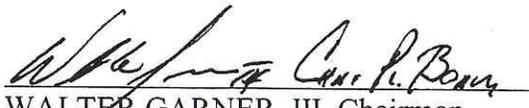
1. The applicant proposes to relocate his existing dental practice from his present location also on Lafayette Avenue to the subject premises which he owns through a limited liability company. The first floor would be renovated to provide three dental suites, a waiting area and a business office. One dentist and two full time employees would be required for the operation of the practice. Although in the future additional dentists could be affiliated with the practice, only one dentist would see patients in the premises at any given time. Nine on-site parking spaces including one handicapped space and two spaces in the existing garage would be provided.

WHEREAS, at its meeting held on October 2, 2007, the Board approved a motion to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Hawthorne, that the application of **Dr. Vito L. Modugno, DMD** for certificate of compliance plan review be and hereby is granted subject to the following conditions:

1. Addition of one handicapped parking space
2. Construction of a handicapped ramp entrance at a location to be determined in consultation with the applicant's architect and the Borough Construction Official.
3. Elimination of parking space number 10 on the plan submitted with the application in favor of the handicapped space.
4. Modification of the parking plan to provide that spaces numbers 7 and 8 have dimensions of 10' x 20'.
5. Addition of new landscaping in the front of the building.

The undersigned, Chairman of the Planning Board of the Borough of Hawthorne, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 16th day of October, 2007.


WALTER GARNER, III, Chairman

WHEREAS, application has been made to the Hawthorne Planning Board by **Dynatrax Networks, Inc./Tech Logistics, Inc.** for certificate of compliance plan review for property designated as Block 29, Lot 32 commonly known as 116 Washington Avenue, located in the I-1 Zone; and

WHEREAS, the applicant submitted various plans and documents for consideration by the Board; and

WHEREAS, the applicant offered lay testimony in support of the application; and

WHEREAS, the application was heard by the Board at its meeting on October 2, 2007; and

WHEREAS, the Board has made the following findings of fact with regard to the application:

1. The applicant proposes to lease a portion of the subject premises for the operation of a computer networking equipment sales and service business. No retail business would be conducted at the site. Seven employees would be required for the operation of the business. Thirteen parking spaces, including a handicapped space, are available at the premises and no exterior changes to the premises are proposed.

WHEREAS, at its meeting held on October 2, 2007, the Board approved a motion to grant the application for certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney;

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Hawthorne, that the application of **Dynatrax Networks, Inc./Tech Logistics, Inc.** for certificate of compliance plan review be and hereby is granted.

The undersigned, Chairman of the Planning Board of the Borough of Hawthorne, hereby certifies that the above is a true copy of a resolution adopted by said Board on the 16th day of October, 2007.


WALTER GARNER, III, Chairman