

Hawthorne Planning Board Minutes of October, 2007 Work Session

The October 2, 2007 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 **Dr. Vito L. Modugno, DMD**, Frederick Roughgarden, Esq. appeared as attorney together with the applicant. After being sworn, Dr. Modugno testified that he 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. A motion was then made by Vice Chairman Lane, 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 with the conditions that: (1) the applicant provide one handicapped parking space, (2) the applicant construct a handicapped ramp entrance at a location to be determined in consultation with the applicant's architect and the Borough Construction Official, (3) the applicant eliminate parking space number 10 on the plan submitted with the application in favor of the handicapped space, (4) the applicant modify the parking plan to provide that spaces numbers 7 and 8 have dimensions of 10' x 20', (5) the applicant provide new landscaping in the front of the building.
2. With regard to the application of **Hawthorne's Corner Store**, Shahinur Chowdhury, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises for the operation of a convenience store. One employee would be utilized 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. Matthews and approved by a vote of 6-0 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 the applicant submit the proposed interior layout for review and approval by the Construction Official and Fire Prevention Bureau for compliance with all applicable codes with regard to aisle width, floor area and ingress/egress.
3. With regard to the application of **Next Press LLC**, William Cannon, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant seeks approval for the occupancy of a portion of the subject premises for the operation of a

packaging distribution business. The applicant ships and receives packaging products and no manufacturing activities or retail business are conducted at the premises. Two employees are required for the operation of the business. Adequate on-site parking is available and no exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, 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.

4. With regard to the application of **Dynatrax Networks, Inc./Tech Logistics, Inc.**, Bernard Ciongoli, president of the applicant appeared. After being sworn, he testified that 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. A motion was then made by Vice Chairman Lane, 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

1. With regard to the certificate of compliance plan review application of **Amptek Electrical Contractors, LLC** which was approved at the September 18, 2007 Board meeting, Mr. Monaghan reviewed the previous approval granted to the applicant for the adjacent premises in 2001 at which time the applicant indicated that ten employees would work from the site. The present application also stated that ten employees would work from the site. After further discussion, the Board directed Mr. Monaghan to revise the draft memorializing resolution to include conditions regarding employee parking and noise.

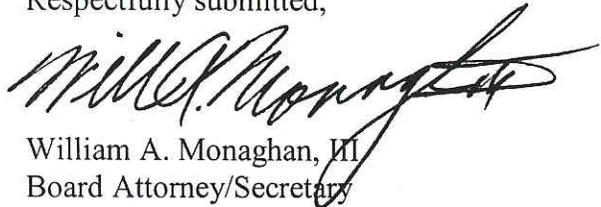
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:40 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary