

Hawthorne Planning Board Minutes of August, 2010 Regular Meeting

The August, 2010 regular meeting of the Hawthorne Planning Board was called to order on August 17, 2010 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 Mr. Ruta and Mrs. Forshay 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.

MINUTES

1. On a motion made by Vice Chairman Lucibello and seconded by Mr. Matthews, the Board approved the minutes of the July regular meeting and August work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 986712 in the amount of \$27.30.

RESOLUTIONS

1. With regard to the application of **Masse Marketing Corp.**, a motion was made by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its July 20, 2010 meeting.
2. With regard to the application of **Churchill Furniture, L.L.C.**, a motion was made by Mayor Goldberg, seconded by Mr. Matthews and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its July 20, 2010 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Total Acupuncture, LLC**, Jason Sargis, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease approximately 750 square feet in the subject premises for the practice of acupuncture. He would operate the practice by himself. Twenty unallocated parking

spaces are available on the premises. No exterior changes to the premises are proposed. A motion was then made by Mr. DeAugustines, 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.

2. With regard to the application of **D.S. Meyer Enterprises, L.L.C.**, Socrates Lambrinides, Esq. appeared as attorney for the applicant together with Douglas S. Meyer, owner of the applicant. After being sworn, Mr. Meyer testified that the applicant is requesting amended certificate of compliance approval to allow the applicant to perform maintenance and repairs on its own vehicles and equipment in the interior of the building in space already occupied by the applicant. The applicant hired a full time mechanic to perform the maintenance and repairs but work would be limited to vehicles and equipment owned by the applicant. The applicant also indicated the intention to pave the area in the front of the property. 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 an amended certificate of compliance subject to preparation of a memorializing resolution by the Board attorney with the condition that all maintenance and repairs would be performed in the interior of the building.
3. With regard to the application of **Chase Auto Group**, Ronald Geronimo, manager of the applicant, and Rosemarie Spinelli Drenth, executor of her father's estate, which owns the subject property, appeared on behalf of the applicant for the continuation of the hearing. Mr. Monaghan acknowledged the receipt of a revised business profile and a scaled parking layout dated August 9, 2010. After being sworn, Mr. Geronimo described the plans for remodeling the interior and exterior of the existing trailer on the site to make it appear to be a permanent structure. He indicated that the applicant will make sanitary sewer and water connections to the property. He stated that a maximum of thirty cars would be parked on the premises. A motion was then made by Mayor Goldberg, 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 conditions that the applicant obtain a used car dealer's license from the governing body, the certificate of compliance will not be issued until the improvements to the trailer, including utility connections, have been made, with all improvements to be completed by December 31, 2010, and no outside storage shall be permitted with the exception of the vehicles offered for sale.

OLD BUSINESS

1. With regard to **Realty Acquisition Group, L.L.C.**, Robert McNerney, principal of the applicant appeared to request approval of a revised lighting plan prepared by KP Engineering, LLC and last revised on August 3, 2010. After being sworn, Mr. McNerney testified that the revised plan was based on concerns expressed by neighbors and that after consultation and review, the revised plan satisfied the neighbors' concerns. Board engineer Michael Kelly advised the Board that the concept of the plan is acceptable subject to his review of the lighting levels shown on the revised plan. In

response to a question from the Board, the applicant's electrical engineer, Kenneth Post, P.E. indicated that he would monitor the installation of lighting fixtures by PSE&G. A motion was then made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to approve the revised lighting plan subject to review of the lighting levels shown on the plan by the Board engineer.

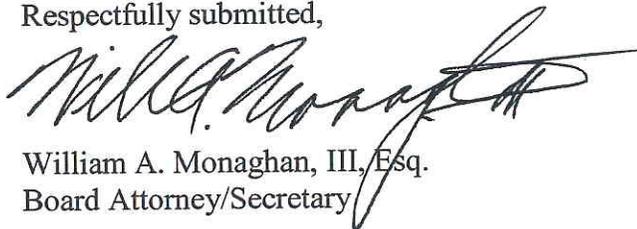
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:30 P.M.

Respectfully submitted,



William A. Monaghan, III, Esq.
Board Attorney/Secretary