

## **Hawthorne Planning Board Minutes of September, 2009 Work Session**

The September 1, 2009 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 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 **Charlie's Famous Pizza**, Christine Blau, wife of the owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to relocate the pizzeria presently operated at a nearby location on the same street to the subject premises. The business would have the same menu and hours of operation. Seven 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. Ruta, seconded by Vice Chairman Lane 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. Since the applicant indicated that no lease agreement has been consummated, the Board requested notification in the event that the applicant does not take occupancy of the location.
  
2. With regard to the application of **Promise Community Development Center**, Rev. Lydia Morales, executive director, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease a portion of the subject premises as a non-profit community center providing training and counseling for women with regard to employment, English as a second language and domestic violence issues. Approximately 25 women would receive services at the center. A residential apartment is located on the second floor of the premises. Only three on-site parking spaces would be available for the applicant. Board members raised a number of concerns regarding the proposed use including the adequacy of the space for the anticipated number of clients and staff, limited parking, safety issues since the site is located on a busy street with children expected to be present, and the lack of handicapped accessible restrooms as required by code. Based on the potential problems discussed by Board members, a motion was made by Vice Chairman Lane, seconded by Mr. Lucibello and approved by a vote of 7-0 to deny the application. The Board commended the applicant for the services intended to be provided but found the site to be inappropriate. Mayor Goldberg invited the applicant to meet with him to explore possible alternate sites.

3. With regard to the application of **RPM Auto Service**, Robert Petaros, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises as an automobile repair facility. Two employees would be required for the operation of the business. The site was previously used by a similar business for many years. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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 condition that no outside storage of vehicles or equipment is permitted.
4. With regard to the application of **Three Wave Music Inc.**, Osamu Masuko, owner of the applicant, and James and Kevin Crawford, representatives of the landlord, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises for the retail sale, repair and service of musical instruments. Two employees would be required for the operation of the business. Eight on-site parking spaces are available for the applicant. No exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Vice Chairman Lane 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 application of **T.R.S. Landscaping**, Mr. Lucibello recused himself from hearing the application. Todd Schlenker, owner and Lester Cioffi, representative of the property owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises for the parking of landscaping equipment. Since the property was recently the subject of a site plan approval for a substantial construction project, the Board raised concerns regarding the possible impact of this application on the prior approval. Based on the Board's concerns, a motion was made by Mr. Matthews, seconded by Ms. DiMattia and approved by a vote of 7-0 to grant the application for certificate of compliance plan review on a temporary basis for the parking of landscaping vehicles and equipment until a certificate of occupancy is issued for the shell of the new building to be constructed at the site, at which time the applicant will return to the Board for further review of the application.

**OLD BUSINESS** – None

**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:45 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William A. Monaghan, III". The signature is written in a cursive, flowing style with a large, sweeping flourish at the end.

William A. Monaghan, III  
Board Attorney/Secretary