

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

The November 10, 2009 meeting of the Hawthorne Planning Board was called to order at 7:37 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. DeAugustines and Ms. DiMattia 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 **Halobright, Inc.**, Michael Assile, an officer of the company, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for the design, sale and distribution of personal reflective products. No manufacturing would take place at the site and no retail sales are conducted. Three employees would be required for the operation of the business and ten on-site parking spaces are available. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Lucibello and approved by a vote of 5-0 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 **The Red Ribbon Pretzel Co., Inc.**, Mr. Lucibello recused himself from hearing this application. Roseann Toscano, president, Joyce Puro, vice president and Lisa Vandenberg, 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, within the space occupied by Hesperides Organica, for the production of chocolate covered pretzels and other hand dipped desserts. The products would be coated but not baked on the premises. Two employees would be required for the operation of the business. Products would be sold by telephone and internet orders with no retail sales. Two on-site parking spaces would be allocated to the applicant. 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 6-0 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 **The Knead-U-Need**, Vice Chairman Lane recused himself from hearing the application. Samantha Boonstra, principal, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to relocate her professional massage therapy business to the subject premises from a previous location in Hawthorne. Therapy is conducted by appointment only. One full

time and three part time employees would operate the business. Six on-site parking spaces would be allocated to the applicant. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mr. Lucibello 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.

### **OLD BUSINESS**

1. Vice Chairman Lane requested that the Board attorney forward a letter to the Construction Official regarding the parking/storage of landscaping vehicles and equipment at the Lukoil service stations on Goffle Road and Wagaraw Road as well as on Thomas Road North.
2. Vice Chairman Lane also requested that the Board attorney review the status of the Johnson and Taylor property on Goffle Road with regard to compliance with a previous Board resolution.

### **NEW BUSINESS**

1. As required by the Municipal Land Use Law, the Board conducted a review of proposed Ordinances 1998-09 and 1999-09, introduced at the October 21, 2009 Municipal Council meeting and scheduled for final hearing on November 16, 2009. With regard to Ordinance 1998-09, Mayor Goldberg advised the Board that the proposal is intended to provide protection for property owners in residential zones abutting tracts open to possible large development projects by requiring more substantial buffer zones. With regard to Ordinance 1999-09, Mayor Goldberg and Councilman Matthews indicated that the purpose of the proposal is to prevent clear cutting of property, which could result in runoff and erosion problems and to give the Planning and Zoning Boards greater authority regarding tree removal during the review of site plans. Vice Chairman Lane indicated that he supported the ordinance but urged the governing body to consider more restrictive regulations on the removal of trees by homeowners, including possible limitations on the number of trees permitted to be removed during a calendar year. The hearing was then opened for public comment without response. A motion was then made, seconded and unanimously approved to direct the Board attorney to advise the governing body by letter that after review, the Planning Board recommended the adoption of the proposed ordinances subject to technical drafting issues to be discussed between the Board attorney and Borough attorney.

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:25 P.M.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "William A. Monaghan, III". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

William A. Monaghan, III  
Board Attorney/Secretary