

Hawthorne Planning Board Minutes of January, 2011 Regular Meeting

The January, 2011 regular meeting of the Hawthorne Planning Board was called to order on January 18, 2011 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. DeAugustines, Mr. Ruta and Ms. DiMattia 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. Kowalski, the Board approved the minutes of the December regular meeting and January work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello, and approved by a vote of 6-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 987007 in the amount of \$78.78.

RESOLUTIONS

1. With regard to the appointment of the Board engineer/planner, a motion was made by Vice Chairman Lucibello, seconded by Mr. Kowalski and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its January 4, 2011 meeting.
2. With regard to the appointment of the Board attorney/secretary, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its January 4, 2011 meeting.
3. With regard to the application of **PRT Realty, L.P. on behalf of Nylok, LLC**, a motion was made by Mr. Matthews, seconded by Mr. Kowalski and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its December 21, 2010 meeting.
4. With regard to the application of **City Wide Towing**, a motion was made by Vice Chairman Lucibello, seconded by Mayor Goldberg and approved by a vote of 4-0 to

approve a resolution memorializing the action taken by the Board at its January 4, 2011 meeting.

5. With regard to the application of **FDR Hitches LLC**, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its January 4, 2011 meeting.
6. With regard to the application of **Corrado's Pet Market and Flower Shop**, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its January 4, 2011 meeting.
7. With regard to the application of **Inspa Massage and Skincare, Inc.**, a motion was made by Vice Chairman Lucibello, 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 January 4, 2011 meeting.
8. With regard to the application of **Law Office of Jeffrey P. Gardner**, 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 January 4, 2011 meeting.
9. With regard to the application of **Estate of John Englehardt**, a motion was made by Mr. Matthews, seconded by Mayor Goldberg and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its December 21, 2010 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Global Technologies Solutions Holding, Inc.**, Richard Brady, Esq. appeared as attorney for the applicant together with Richard Schubiger, CEO of the applicant and Edward A. Easse, RA, the applicant's architect. After being sworn, Mr. Schubiger testified that the applicant proposes to lease approximately 4,300 square feet in the subject premises as a sales and service engineering facility for a wireless communications sales and repair business. The applicant's customers are primarily federal, state and local public safety agencies. The applicant presently operates a facility in Waldwick but requires additional space. Seven full-time and three part-time employees would work at the site. Mr. Easse testified that the only exterior change to the premises would be the widening of an existing overhead door. Fourteen on-site parking spaces would be allocated to the applicant by lease. A motion was then made by Vice Chairman Lucibello, seconded by Mayor Goldberg 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.

2. With regard to the application of **A Riteway Construction, LLC**, Leonardo Petrosillo, president of the applicant, appeared together with Robert McNerney, principal of the property owner. After being sworn, they testified that the applicant proposes to lease Unit 7 at the subject premises, with an option to purchase, for the operation of a home improvement contracting business. Fifteen employees would be required for the operation of the business. No exterior changes to the premises are proposed. The applicant would utilize seven vehicles in the business. Adequate on-site parking is available. Elaine Tolomeo, a member of the public, advised the Board that traffic at the site is increasing. The applicant indicated that based on business considerations, he may elect to occupy a different unit at the same site. The Board indicated that the change could be made administratively without the need for an appearance before the Board. A motion was then made by Mr. Kowalski, seconded by Vice Chairman 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 with the condition that no outside storage of products or equipment is permitted.

OLD BUSINESS – None

NEW BUSINESS

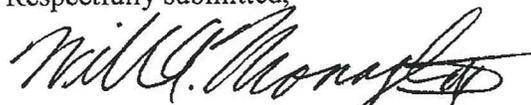
1. Mr. Monaghan reported the request from the Economic Development Committee for input to the Passaic County Planning Department regarding the transit village application process. Mayor Goldberg suggested that Mr. Monaghan provide to the Economic Development Committee copies of the questions asked and answers provided to Burgis Associates in connection with the pending Master Plan re-examination report. Mayor Goldberg also noted that a meeting is scheduled with the Passaic County Planning Department on Wednesday, January 26.

PUBLIC

The meeting was then opened for public comment. Rayna Laiosa of the Borough Environmental Commission advised the Board that the Commission had completed preparation of a Borough Natural Resource Inventory to be included as appropriate in the Master Plan. Mr. Monaghan indicated that the re-examination of the Master Plan could include a recommendation for attachment of the Natural Resource Inventory as an appendix to the Master Plan.

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

Respectfully submitted,



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