

Hawthorne Planning Board Minutes of January, 2011 Work Session

The January 4, 2011 meeting of the Hawthorne Planning Board was called to order at 7:30 P.M. by Board secretary William A. Monaghan, III, Esq. After recital of the Pledge of Allegiance, Board secretary William A. Monaghan, III, Esq. called the roll. All members and alternates were present as well as Board engineer Michael J. Kelly, P.E. and Board attorney/secretary William A. Monaghan, III, Esq. Mr. Monaghan announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

The Board then conducted its annual reorganization. Walter Garner was nominated and unanimously re-elected to serve as Board Chairman. Robert Lucibello was nominated and unanimously re-elected to serve as Board Vice Chairman. A motion was made, seconded and unanimously approved to appoint Boswell McClave Engineering as engineer/planner for the Board for the calendar year 2011. A motion was made, seconded and unanimously approved to appoint William A. Monaghan, III, Esq. as Board attorney/secretary for the calendar year 2011.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **City Wide Towing**, Frank Thissen, owner, and Robert Whitford, manager, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises, consisting of an empty lot containing approximately 5,840 square feet, for the parking of impounded vehicles. The vehicles would be stored on a temporary basis while awaiting documentation from NJMVS. The lot is immediately adjacent to the applicant's present location and would be used for overflow from its main premises fronting on Goffle Road. Access to the subject premises would be gained from the rear of the main lot. A motion was then made by Mr. DeAugustines, seconded by Ms. DiMattia 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 install privacy slats on the fence fronting on Wagaraw Road, the existing gate on Wagaraw Road may not be used for access to the parking area and no vertical stacking of vehicles is permitted.

2. With regard to the application of **FDR Hitches LLC**, Dean Mendrys, owner, and John Woods, manager, appeared on behalf of the applicant. After being sworn, they testified that the applicant is seeking approval to include the sale of trailers at its present location in order to apply to NJMVS for the required license for trailer sales. No motorized vehicles would be sold. This applicant is continuing the same use of the subject premises as the prior occupant, Jenson & Mitchell, which received approval from the Board in October, 2009. The trailers for which the applicant is seeking approval would be pre-sold and the applicant will not stock unsold trailers on the premises. 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 certificate of compliance plan review subject to preparation of a

memorializing resolution by the Board attorney with the condition that exterior storage of products or equipment is permitted in the rear of the building only with no storage in the front of the building.

3. With regard to the application of **Corrado's Pet Market and Flower Shop**, Joseph Corrado, Jr., representative of the property owner, and George Held, architect, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease approximately 2,800 square feet in the subject premises for the operation of a pet food and supplies retail store together with the seasonal sale of live plants and small shrubs. Three or four employees would be required for the operation of the business. Adequate on-site parking is available. No exterior changes to the premises are proposed. Extensive discussion took place regarding the applicant's request to display the plants and shrubs on the walkway in front of the premises and store the products outside overnight. Based on a number of concerns expressed by Board members, 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 conditions that outdoor display and sales of plants and shrubs will be limited to the enclosed area on the north end of the building and the applicant may apply in the future for amended approval for additional outdoor sales..

4. With regard to the application of **Inspa Massage and Skincare, Inc.**, Matthew Jeon, Esq. appeared as attorney for the applicant together with Jaeho Song, architect, and Myung Park, manager/owner. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises for the operation of a therapeutic massage and facial skincare facility. Two employees and the owner would operate the facility. The owner is the holder of massage therapy and skincare licenses from the States of New Jersey and New York. Eleven on-site parking spaces are available. No exterior changes to the premises are proposed. Mayor Goldberg advised the Board that he and the Board attorney had met with the applicant's attorney prior to the Board meeting and received assurances that no illicit activities would be conducted at the premises. A motion was then made by Mr. Ruta, seconded by Ms. DiMattia 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 **Law Office of Jeffrey P. Gardner**, Jeffrey P. Gardner, Esq. appeared on behalf of the applicant. After being sworn, he testified that he proposes to lease a small office in the subject premises for a private law practice specializing in labor relations. His practice is conducted primarily off-site and he has no employees at the present time. Ten on-site parking spaces are available. No exterior changes to the premises are proposed. 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 certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

OLD BUSINESS

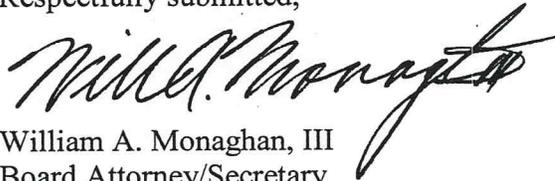
1. With regard to **JTR Family Realty, LLC**, Robert Taylor, manager of the applicant appeared. Mr. Monaghan recused himself as attorney with regard to this matter. Mr. DeAugustines also recused himself. The Board had requested an appearance on behalf of the applicant since the temporary certificate of compliance previously granted by the Board expired on December 31, 2010. Based on continued efforts to sell the subject property, Mr. Taylor requested an additional six-month extension. After brief discussion, a motion was made by Vice Chairman Lucibello, seconded by Ms. DiMattia and approved by a vote of 7-0 to grant the extension of the temporary certificate of compliance through July 5, 2011.

NEW BUSINESS – None

The meeting was then opened for public comment without response.

The meeting was then adjourned at 9:30 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary