

Hawthorne Planning Board Minutes of March, 2011 Work Session

The March 1, 2011 meeting of the Hawthorne Planning Board was called to order at 7:32 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 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.

1. With regard to the application of **T.I.M.E. Visual Group**, Howard E. Stern, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant is seeking amended certificate of compliance approval to permit the parking of a mobile pizza truck on the subject premises. The vehicle is a step van used for off-premises catering functions. The applicant currently operates an office in the subject premises and conducts the pizza business from the same office. No food is stored in the vehicle between functions and no food preparation would be conducted on the premises. A motion was then made by Mayor Goldberg, seconded by Mr. Kowalski and approved by a vote of 7-0 to grant the application for amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

2. With regard to the application of **Signature Kitchens, Inc.**, Jessica Dello Buono, employee, appeared on behalf of the applicant. After being sworn, she testified that the applicant is seeking amended certificate of compliance approval to permit the offering of evening cooking classes as an addition to the existing use of the subject premises as a kitchen/bathroom design showroom. Classes would be conducted after normal business hours with 6 to 8 persons in the class. No changes to the premises are proposed. Ten on-site parking spaces are available. A motion was then made by Mr. Ruta, seconded by Mr. Matthews and approved by a vote of 7-0 to grant the application for amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

3. With regard to the application of **Anthony Franco's Pizzeria & Restaurant**, Christopher Minks, Esq. appeared as attorney for the applicant together with Frank Postiglione, owner of the applicant. After being sworn, Mr. Postiglione testified that the applicant currently operates a pizzeria at the subject site. The applicant is requesting amended certificate of compliance approval to allow seating for customers on the premises. Tables would be for the convenience of customers but no table service would be provided and no employees would be added. The number of tables would be determined by Fire Code occupancy limits. Fifty-eight on site parking spaces are available at the premises and no previous parking problems have been reported. A motion was then made by Vice Chairman Lucibello, seconded by Mr. Matthews and approved by a vote of 7-0 to grant the

application for amended certificate of compliance plan review subject to preparation of a memorializing resolution by the Board attorney.

OLD BUSINESS

1. With regard to the application of **Lakeview Farms**, Randy Hoogerheyde, president, appeared on behalf of the applicant for the continuation of the hearing on the application for amended certificate of compliance approval to permit the sale of prepared foods and extend the applicant's business hours. Mr. Monaghan noted the receipt of a written report from Board engineer Michael Kelly dated February 28, 2011. Mr. Kelly reviewed the results of his site visit and offered his recommendations that if the application was approved, the applicant should be required to pave and stripe the parking area and repair a large pothole. In addition, Mr. Kelly indicated that he would recommend parking proposal numbers 3 or 4 as submitted by the applicant. Mr. Hoogerheyde stated that there are no formal cross-easements for ingress/egress or parking between the adjoining property owners in the immediate area. Mr. Kelly noted that based on his observations, vehicles were able to exit the site without backing into Goffle Road. In response to questions from Board members, Mr. Hoogerheyde indicated that some cooking would take place on the premises, but no seating or on-premises consumption were proposed. A motion was then made by Mr. Matthews, seconded by Ms. DiMattia and approved by a vote of 5-2 to grant the application for amended certificate of compliance plan review to permit the sale of prepared foods and extend the applicant's business hours subject to preparation of a memorializing resolution by the Board attorney with the conditions that the applicant's hours will be 6 A.M. to 11 P.M. Monday through Friday, 7 A.M. to 11 P.M. on Saturday and 11 A.M. to 9 P.M. on Sunday, and the applicant is required to pave and stripe the parking area in accordance with proposal no. 3 attached to the application, which will result in seven total parking spaces, two of which will be allocated to employees.
2. With regard to the application of **Eric's Auto Sales**, Mr. Monaghan advised the Board of the receipt of a written request from the applicant for an extension of the temporary certificate of compliance which was scheduled to expire on February 28, 2011. Since the applicant may not have been requested to appear for this meeting, the Board directed Mr. Monaghan to forward a letter to the applicant requiring his appearance at the March 15, 2011 meeting to explain the necessity for the extension and detail his efforts to comply with the conditions imposed by the Board.

NEW BUSINESS

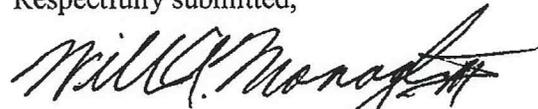
1. With regard to the Master Plan Reexamination Report, Mayor Goldberg advised the Board that an ordinance had been introduced for a proposed zone change along Lafayette Avenue. He requested that Mr. Monaghan notify Burgis Associates of the proposed change. The Board also discussed the inclusion of the recently completed Environmental Resource Inventory as an addendum to the Master Plan. Mr.

Monaghan will also contact the Zoning Board attorney regarding the recommendation of volume ratio regulation. Subject to the availability of Mr. Burgis or his representative, the Board will consider adoption of the Reexamination Report at the March 15, 2011 meeting.

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:50 P.M.

Respectfully submitted,

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

William A. Monaghan, III
Board Attorney/Secretary