

Hawthorne Planning Board Minutes of July, 2011 Work Session

The July 5, 2011 meeting of the Hawthorne Planning Board was called to order at 7:35 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 **One Source Energy Solutions**, Henry Tuttman, owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant has been a tenant at the subject premises (74 Ethel Avenue) for approximately one year. The applicant utilizes the subject premises, a former two story residence, as an office for an energy compliant conservation and management business. The applicant provides consulting and contracting services. Five full time employees perform administrative work at the site. Five on-site parking spaces are available. No exterior changes to the premises are proposed. A residential neighbor, James Dusenberry, questioned whether other businesses occupy the premises and advised the Board that vehicles occasionally "double park" behind vehicles parked perpendicular to the front of the building. A motion was then made by Mayor Goldberg, seconded by Vice Chairman Lucibello 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 products or equipment is permitted.
2. With regard to a second application of **One Source Energy Solutions**, Henry Tuttman, owner, appeared on behalf of the applicant. Still under oath, he testified that the applicant has been a tenant at the subject premises (111 Ethel Avenue) for approximately six months. The applicant uses the premises for the storage of ballasts, lamps, solar panels and equipment. The site is a warehouse only with no employees at the location. The warehouse is utilized in connection with the applicant's energy compliant conservation and management business. On site parking is available. No exterior changes to the premises are proposed. The residential neighbor, James Dusenberry, questioned the use of parking spaces by another business at the site and asked whether business activity would be conducted on Saturdays. Mr. Tuttman indicated that minimal activity would take place on Saturdays. A motion was then made by Mayor Goldberg, 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.
3. With regard to the application of **D.S. Meyer Enterprises, L.L.C.**, no one appeared on behalf of the applicant. The Board directed Mr. Monaghan to advise the applicant that if no one appears at the Board's next meeting, a summons may be issued by the code enforcement official.

OLD BUSINESS

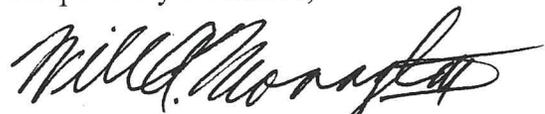
1. With regard to **JTR Family Realty, LLC**, Mr. Monaghan advised the Board that he had received no response to his letter dated June 13, 2011 reminding the applicant that the extension of the temporary certificate of compliance would expire on July 5, 2011. Although the subject property may have been sold, the new owner has not filed a certificate of compliance application. The Board directed Mr. Monaghan to advise the present owner that a response is required to avoid possible issuance of a summons.
2. Mayor Goldberg advised the Board that a developer may be interested in purchasing the Millview Lofts project (55 Westervelt Avenue) to complete the development as previously approved.

NEW BUSINESS – None

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:30 P.M.

Respectfully submitted,



William A. Monaghan, III
Board Attorney/Secretary