

Hawthorne Planning Board Minutes of October, 2009 Work Session

The October 6, 2009 meeting of the Hawthorne Planning Board was called to order 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 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 **Natalie Rubestello**, the applicant appeared and advised the Board that she intends to form a limited liability company as her business entity if her application is granted. After being sworn, she testified that she proposes to lease the subject premises as a pet salon for the grooming of dogs and possibly cats. No animals would be boarded overnight at the premises. The applicant and two employees would operate the business. No onsite parking is available and no exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, 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 the applicant notify the building department if she forms a limited liability company so that the certificate of compliance will reflect the correct name of the business.

2. With regard to the application of **Hesperides Organica**, Lisa Vandenberg and Albert Vandenberg, owners, appeared on behalf of the applicant. Mr. Lucibello recused himself from hearing this application. After being sworn, they testified that the applicant proposes to lease the subject premises for the operation of a community supported farm market and commercial kitchen. The market would be open to members only, with no public retail business. Six on-site parking spaces are available for the applicant and no exterior changes to the premises are proposed. A motion was then made by Mr. Matthews, seconded by Mr. Ruta 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 **Jenson & Mitchell**, John Woods, manager, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises for the operation of a business engaged in the sales and installation of snow plows and trailer hitches. Two employees would be required for the operation of the business. Five 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. 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 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.

4. With regard to the application of **Financial Foundation Group**, Frank Cangelosi, Jr., owner, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease a portion of the subject premises as an office for his financial planning firm. The owner and two employees would work at the premises. Three on-site parking spaces would be allocated to the applicant by lease. No exterior changes to the premises are proposed. A motion was then made by Mr. Ruta, seconded by Mr. 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.
5. With regard to the application of **La Toscana**, Valter Cianni and Mario C. Forestiero, owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease a portion of the subject premises as a restaurant serving lunch, dinner and possibly breakfast. The existing kitchen utilized by the prior tenant would remain in its present location. The applicant would occupy one of the three originally designed retail spaces, specifically the northernmost unit adjacent to Diamond Bridge Avenue. The entrance to the proposed restaurant would be on Lafayette Avenue. The floor plan submitted by the applicant indicated that access from the kitchen to the restaurant would be through a corridor behind the remaining retail spaces. Board members raised several issues regarding the proposed layout and floor plan, including the location of restrooms, number of tables, total square footage and the potential impact of the restaurant on the remaining retail spaces. Mr. DeAugustines advised the Board that the plan submitted by the applicant does not depict the "as-built" layout of the space. The Board then requested that the applicant obtain and submit an "as-built" floor plan for review by the Board. A motion was then made, seconded and unanimously approved to adjourn the hearing to the October 20, 2009 regular Board meeting.
6. Mr. Monaghan distributed copies of a draft soil movement permit application form prepared by Board engineer Michael J. Kelly for review by Board members and discussion at the next Board meeting.
7. Mr. Monaghan read a letter from City Wide Towing dated September 25, 2009 indicating that it is not parking or storing towed vehicles at the Meineke facility on Goffle Road. The letter was in response to a concern raised by the Board.

8. Vice Chairman Lane requested that the Construction Official investigate the parking of landscaping vehicles at the Lukoil service stations on Goffle Road and Wagaraw Road.

OLD BUSINESS – None

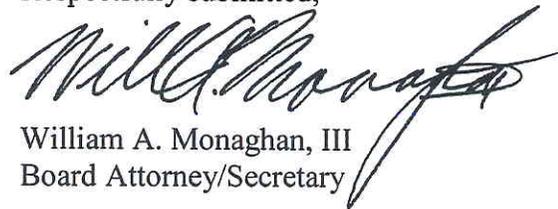
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:15 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 and is positioned above the printed name and title.

William A. Monaghan, III
Board Attorney/Secretary