

Hawthorne Planning Board MINUTES OF APRIL WORK SESSION

The April 5, 2022 work session of the Hawthorne Planning Board was called to order at 7:00 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Chairman Garner called the roll. All members and alternates were present as well as attorney Darryl Siss, Esq. and secretary Janice Patmos. Absent from the meeting were Mayor Lane, Mrs. Della Croce and Board engineer Michael J. Kelly. Chairman Garner announced that the notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

CORRESPONDENCE-None

MINUTES

1. On a motion made by Mr. Matthews and seconded by Ms. DiMattia the Board approves the minutes of the March work session.

BILLS-

1. A motion made by Mr. Matthews and second by Mr. Meier, and approved by a vote 7-0 to approve payment of a bill of the North Jersey Media Group for invoice No. 0005159137 in the amount of \$ 197.90.
2. A motion made by Mr. DeAugustines and second by Ms. DiMattia, and approved by A vote 7-0 to approve payment of a bill of the North Jersey Media Group for invoice No. 0005151903 in the amount of \$ 149.30.

RESOLUTION

1. With regard to the application of **Cressmont Lake Inc., DBA Inmod**, a motion was made by Mr. DeAugustines, and seconded by Mr. Matthews and approved by a vote 7-0 to approve a resolution memorializing the action taken by the Board at its March 1, 2022 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of Incredible Kitchens Inc, Sorina Panfil owner appeared together with Edward A Easse, R.A.,the applicant's architect. After being sworn, Mr.

Easse then gave an overview of the application. His client proposes to renovate an old medical building with an apartment on the second floor for a showroom for a kitchen company. He then went over the history of the building, the back of the building was expanded over the porch. On the first floor there was an apartment in addition to the doctor's office, with an apartment on the second floor. After taking a closer look at the back addition they found that it was not constructed properly. Finding that there were no footings, a permit was issued to remove the porch. The application before the Board is a 2 story addition with renovations to the first and second floor. The first floor will be a showroom / office with a garage for storage in the back of the showroom. The second floor expansion will go from front to back, not increasing any coverage. They are providing 6 parking spaces, with one being a handicap space with a back up area of 24'

Mr. Easse then went over the plans, sheet S-01 of the plans shows the survey, footprint of the building and the parking spaces. Sheet A-01 shows the 2 story addition, new windows and siding, the garage with the overhead doors. Sheet A-02 is a continuation of the elevations. Sheet A-03 shows the proposed first floor with the entrance to the showroom located on the left side, breakfast bar area, office and garage in the rear with access from this level only. Second floor is a 2 bedroom apartment with a kitchen and living room.

Sorina Panfil testified that she has been involved in the construction business for over 5 years. She is proposing to operate a kitchen and bath design studio. Hours of operation will be Monday through Friday 8:00 AM to 5:00 PM, with an occasional Saturday. At this time she will be the only employee, but in the future will have 1 or 2 more employees. Deliveries will be mostly samples, they are more of a design studio. No manufacturing is done on site. There will be no construction trucks parked on site. 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.

2. With regard to the application of A & G Small Waves LLC, Gloria and Arthur Thomas, owner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises to sell restaurant equipment, such as mixing bowls, baking sheets, kitchen cutlery etc. They will be the only employees. Hours of operation are Monday, Wednesday, Friday from 5:00 PM to 7:30 PM, some Saturday hours 10:00 AM to 2:00 PM and Sunday 9:00 AM to 3:00 PM. No changes to the building are proposed, they will have display racks to show case their merchandise. A motion was then made by Mr. Meier, 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.
3. With regard to the application of Prestige Party Rental, Thomas Hazen, owner, appeared on behalf of the applicant. After being sworn he testified that he is the owner and operated Prestige Party Rental located in Prospect Park. They

have outgrown their present space and are looking to rent yard space with a small office at 185 Van Winkle Avenue, present tenant Moving of America. They will be storing their engineering flooring system, lumber and 3 flatbed trucks. They would also put up an engineer tent structure to protect their flooring. This would be short term, month to month. The location is up against the rail road tract with an 8' chain link fence with screening. A motion was then made by Mr. Matthews, 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.

NEW BUSINESS-None

OLD BUSINESS-None

PUBLIC

The meeting was then opened for public comment without response.
The meeting was then adjourned at 7:39.

Respectfully submitted,

Janice Patmos
Board Secretary

