

## **Hawthorne Planning Board Minutes of the June 6, 2023 Meeting**

The June 6, 2023 meeting 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 Board attorney Darryl Siss, and secretary Janice Patmos. Absent from the meeting was Ms. DiMattia and Board engineer John Yakimik. Chairman Garner announced that notice of the meeting had been published and posted in accordance with the Open Public Meetings Act.

### **MINUTES**

1. On a motion made by Mayor Lane, and seconded by Mr. Matthews the Board approved the minutes of the May 16, 2023 meeting.

### **CORRESPONDENCE** –

1. With regard to the application of Lafayette Events LLC., Chairman Garner reported the receipt of a Hold Harmless/ Indemnification agreement with the Church dated June 5, 2023.
2. With regard to SPGM Hawthorne, LLC., Chairman Garner reported the receipt of letter dated June 1, 2023 from Boswell Engineering.

### **BILLS-**

1. A motion was made by Mayor Lane, seconded by Vice Chairman Lucibello, and approved by a vote of 7-0 to approve payment of bills from North Jersey Media Group invoice number 0005671884 in the amount of \$113.00 and invoice number 0005691891 in the amount of \$9.68.

### **RESOLUTIONS** –

1. With regard to the application of Mechanical Associates of New Jersey, a motion was made by Vice Chairman Lucibello, seconded by Mrs. Della Croce and approved by a vote 7-0 to approve a resolution memorializing the action taken by the Board at its May 2, 2023 meeting.
2. With regard to the application of Lafayette Events LLC., a motion was made by Mayor Lane, seconded by Vice Chairman Lucibello and approved by a vote 7-0 to approve a resolution memorializing the action taken by the Board at its May 16, 2023 meeting.
3. 55 Schoon Avenue, a motion was made by Mr. DeAugustines, seconded by Mayor Lane and approved by a vote 7-0 to approve a resolution memorializing the action taken by the Board at its May 16, 2023 meeting.

### **CERTIFICATE OF COMPLIANCE PLAN REVIEW** –

1. With regard to the application of A to Z Convenience Store, Varinder Mohan, principal of the applicant appeared together with his daughter, Karisea Mawyar. After being sworn, they testified that the applicant proposes to lease the subject premises for a

Convenience Store. They will be selling packed food such as snacks, sodas and dairy products. The applicant will operate the store along with his daughter. Concerns over parking arose and the applicant was carried to the next meeting so they would be able to provide the Board with a site plan showing parking.

2. With regard to the application of Per Lei Café, Michael Chemas and Juan Chemas, owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to lease the subject premises to operate a café. They will be serving specialty coffee, ice cream, pastries, smoothies and similar food items. Hours are from 7 AM to 10 PM seven days a week. There will 4 employees and 10 parking spaces allocated to them. A motion was then made by Mayor Lane, seconded by Mrs. Della Croce 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 The Other Tales, LLC, Alona Umansky and Aleksey Linetskiy owners, appeared on behalf of the applicant. After being sworn, they testified that the applicant currently occupies the second floor of the building and wishes to expand the escape rooms to the first floor. The games are by appointment and run for 60 minutes. There may be up to 10 participants per game. The hours of operation are 11 AM to 11 PM seven days a week. A motion was then made by Mr. Meier, 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.
4. With regard to the application of Jet Precision Metal. Mr. Siss informed the Board that this property is in a residential zone and previously received a use variance for a limited use. He also stated that the Board does not have the jurisdiction to hear this application and we don't have the authority to allow other uses in a residential zone. This matter was referred to the Board of Adjustment.
5. With regard to the application of J J Décor & Design, Jasmine Reid owner, appeared on behalf of the applicant. After being sworn, she testified that the applicant proposes to lease the subject premises for an event planning space. She will provide the décor and hold events at that location. Hours are Monday through Thursday from 8 AM to 8 PM showing her décor, events will be held Friday, Saturday and Sunday from 8 AM to 11 PM. A discussion took place over parking spaces and if there were any restrictions on what type of business could go in that location. This matter was carried over to the next meeting.
6. With regard to the application of United Transmission & General Auto Repair, a motion was made by Mayor Lane, and seconded by Mr. Matthews to dismiss the application without prejudice.

**New Business-** None

**Old Business-**

With regard to 204 Wagaraw Road, a discussion took place among the members of the Board over the approved site plan. It was not the intention of the Board to have the left turn going east on Wagaraw Road into Lafayette Avenue eliminated. The Mayor is looking into the matter.

**Public**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:50.

Respectfully submitted,

Janice Patmos  
Board Secretary