

Hawthorne Planning Board Minutes of October, 2017 Regular Meeting

The October, 2017 regular meeting of the Hawthorne Planning Board was called to order on October 17, 2017 at 7:30 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Chairman Garner called the roll. All members and alternates except Mr. Ruta 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.

MINUTES

1. On a motion made by Mr. Matthews and seconded by Vice Chairman Lucibello, the Board approved the minutes of the September regular meeting.
2. On a motion made by Vice Chairman Lucibello and seconded by Mr. DeAugustines, the Board approved the minutes of the October work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mr. Matthews, seconded by Ms. DiMattia, and approved by a vote of 7-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 990917 in the amount of \$43.68.

RESOLUTIONS

1. With regard to the applications of **Elite Wireless NJ LLC** and **Structural Preservation Systems, L.L.C.**, a motion was made by Mr. DeAugustines, seconded by Mrs. Zakur and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its September 19, 2017 meeting.
2. With regard to the applications of **Bogie's Hoagies** and **Polidoro Distillery**, a motion was made by Mr. Matthews, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to approve resolutions memorializing the actions taken by the Board at its October 3, 2017 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **NT Trading**, Nurdan Yeneroglu, owner, and Zafer Can, representative of the landlord, appeared on behalf of the applicant. After being sworn, they testified that the applicant is seeking amended certificate of compliance to permit outside storage at the subject premises. Board members noted that outside storage had taken place prior to the application and resulted in the issuance of

violations. Mr. Monaghan reviewed the terms of the previous approval granted to the applicant in February, 2014 for the lease of the site as a warehouse and storage facility for a stone, marble and travertine tile business. The previous approval did not permit outside storage of products or equipment. The applicant indicated that outside display of product samples is necessary to demonstrate that the materials are durable and not subject to color changes from sunlight or changes in weather conditions. The proposed display area would be located on the side of the building, not on the street frontage or in parking areas. The products would be displayed in crates and the area would be fenced with a gate, as well as a gate for the existing dumpster in the rear of the property. After discussion, a motion was made by Vice Chairman Lucibello, seconded by Mayor Goldberg and approved by a vote of 7-0 to grant the application for amended certificate of compliance to permit outside storage subject to preparation of a memorializing resolution by the Board attorney with the following conditions: 1) The storage area will be located immediately adjacent to the north side of the building approximately five feet wide, seventy feet long and not higher than five feet; 2) The existing dumpster will be screened and gated; 3) A screened gate will be installed at the front of the building; 4) All displayed products will be contained in crates; 5) The display area shall not obstruct access to the driveway and dumpster; and 6) The applicant shall appear at the June, 2018 Board work session for a review of the outdoor storage and compliance by the applicant with the conditions imposed by the Board.

OLD BUSINESS

1. With regard to **J. Blanco Associates, Inc.**, Mr. Monaghan reported the receipt of a request from the attorney for J. Blanco Associates, Inc. to reschedule the appearance for the November 20, 2017 Board meeting. Board members expressed displeasure with the delay but agreed to the request. Mr. Monaghan will advise the attorney that any further complaints prior to the November regular meeting will result in immediate enforcement action.

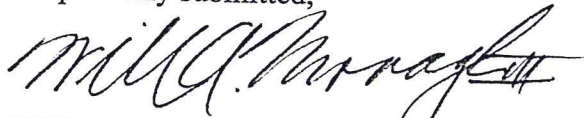
NEW BUSINESS – None

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:20 P.M.

Respectfully submitted,



William A. Monaghan, III, Esq.
Board Attorney/Secretary