

## **Hawthorne Planning Board Minutes of June, 2017 Regular Meeting**

The June, 2017 regular meeting of the Hawthorne Planning Board was called to order on June 20, 2017 at 7:32 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 Mrs. Zakur and seconded by Vice Chairman Lucibello, the Board approved the minutes of the May regular meeting.

### **CORRESPONDENCE** – None

### **BILLS**

1. A motion was made by Vice Chairman Lucibello, 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. 990724 in the amount of \$32.76.

### **RESOLUTIONS**

1. With regard to the application of **Universal Mortgage & Finance**, a motion was made by Ms. DiMattia, seconded by Mr. Kowalski and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its June 6, 2017 meeting.
2. With regard to the application of **USA Transmission & Auto Repair, Inc.**, a motion was made by Mrs. Zakur, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 to approve a resolution memorializing the action taken by the Board at its June 6, 2017 meeting.

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

1. With regard to the application of **Reiner Group, Inc.**, Edward Easse appeared as architect planner for the applicant together with Steve Hulsebos, vice president of the applicant and Richard Thomas, property manager for the owner. After being sworn, they testified that the applicant proposes to lease the existing building, consisting of approximately 9,600 square feet, as an office and warehouse for an HVAC business. The applicant had previously occupied the premises. Approximately 2,700 square feet would be utilized as an office. The remainder of

the building would be used for storage of parts. The existing parking area would be re-stripped to provide 7 10x20 spaces. No exterior changes to the premises are proposed. 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 with the condition that no outside storage of products or equipment is permitted.

**OLD BUSINESS**

1. Mr. Matthews requested a report from the Building Department regarding compliance with the conditions of approval for the industrial condominiums at 280 9<sup>th</sup> Avenue.

**NEW BUSINESS** – None

**PUBLIC**

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:00 P.M.

Respectfully submitted,

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