

Hawthorne Planning Board Minutes of September, 2017 Regular Meeting

The September, 2017 regular meeting of the Hawthorne Planning Board was called to order on September 19, 2017 at 7:37 P.M. by Chairman Garner. After recital of the Pledge of Allegiance, Chairman Garner called the roll. All members and alternates except Mr. Matthews, Mr. Ruta and Ms. DiMattia were present as well as Board engineer Michael J. Kelly, P.E. and 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. DeAugustines and seconded by Mrs. Zakur, the Board approved the minutes of the August work session.
2. On a motion made by Mrs. Zakur and seconded by Vice Chairman Lucibello, the Board approved the minutes of the August regular meeting.
3. On a motion made by Mayor Goldberg and seconded by Mr. DeAugustines, the Board approved the minutes of the September work session.

CORRESPONDENCE – None

BILLS

1. A motion was made by Mayor Goldberg, seconded by Vice Chairman Lucibello, and approved by a vote of 5-0 to approve payment of a bill of the Hawthorne Press for Invoice No. 990863 in the amount of \$32.76.

RESOLUTIONS

1. With regard to the application of **Medlink Medical Transportation, LLC**, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 5-0 to approve a resolution memorializing the action taken by the Board at its August 15, 2017 meeting.
2. With regard to the application of **SP Distributors**, a motion was made by Mayor Goldberg, seconded by Mrs. Zakur and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its September 5, 2017 meeting.
3. With regard to the application of **Premium Auto Body LLC**, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 4-0

to approve a resolution memorializing the action taken by the Board at its September 5, 2017 meeting.

4. With regard to the application of **Numinous Health**, a motion was made by Mayor Goldberg, seconded by Mr. DeAugustines and approved by a vote of 4-0 to approve a resolution memorializing the action taken by the Board at its September 5, 2017 meeting.

CERTIFICATE OF COMPLIANCE PLAN REVIEW

1. With regard to the application of **Elite Wireless NJ LLC**, Darryl Siss, Esq. appeared as attorney for the applicant together with Khaled Ali, member of the applicant limited liability company. After being sworn, Mr. Ali testified that the applicant proposes to lease a portion of the former Rag Shop office space as a retail store for the sale of wireless telephones, accessories and phone plans. The applicant would occupy approximately 1,700 square feet on the first floor. Two employees would work in the store. No repairs would be conducted on the premises. Adequate on-site parking is available. No exterior changes to the premises are proposed. A motion was then made by Mayor Goldberg, seconded by Mrs. Zakur and approved by a vote of 6-0 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 **Structural Preservation Systems, L.L.C.**, Garry Naughton, assistant secretary of the applicant appeared together with Edward A. Easse, the applicant's architect and Richard Thomas, representative of the property owner. After being sworn, they testified that the applicant proposes to lease 19,240 square feet, approximately one half of the existing building at the subject premises, as an office and warehouse for the storage of rigging equipment and modular scaffolding. The applicant currently maintains another business location in Hawthorne and the present proposal is an expansion of its existing business. No changes to the footprint of the building are proposed, but a loading dock will be modified. Twelve employees would work at the site and twelve on-site parking spaces would be allocated to the applicant. A motion was then made by Mayor Goldberg, seconded by Vice Chairman Lucibello and approved by a vote of 6-0 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. With regard to **J. Blanco Associates, Inc.**, Mr. Monaghan reported the receipt of a letter from Joseph DeMarco, Esq., requesting that his client's appearance before the Board be rescheduled due to his unavailability to appear at the September regular meeting. A motion was made, seconded and unanimously approved to grant the request.

NEW BUSINESS

1. With regard to the application of **Hawthorne Fire Company No. 4**, Darryl Siss, Esq. appeared as attorney together with Bruce Rigg, P.E., Edward A. Easse, R.A. and John Lane, trustee of the fire company. Mr. Monaghan advised the Board that based on applicable case law, the fire company is considered a municipal use and therefore not required to make a formal application. The fire company's proposal is being submitted to the Board for a courtesy review. Mr. Siss indicated that although not required, notice of the proposal was served on surrounding property owners. Mr. Monaghan also noted the receipt of a review report from Board engineer Michael J. Kelly dated September 15, 2017.

After being sworn, Mr. Lane testified that Fire Company No. 4 purchased the property adjoining the existing firehouse, demolished the existing house and proposes to construct a two story addition to the present firehouse. The addition is necessary to house the company's new fire apparatus. The new building will be wider and higher to accommodate the new pumper and will enable easier maintenance of the new fire truck. The new building will have overhead doors in the front and rear and the second floor will not be finished as part of this project.

Mr. Kelly advised the Board that he had no objections to the proposed lighting or drainage for the project.

The hearing was opened for public comment without response.

After brief discussion, a motion was made by Vice Chairman Lucibello, seconded by Mrs. Zakur and approved by a vote of 6-0 to instruct the Board attorney to prepare a memorializing resolution that the Board conducted a courtesy review of the project, made recommendations and indicated the Board's approval of the project as presented.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:25 P.M.

Respectfully submitted,

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