

Hawthorne Planning Board Minutes of July, 2021 Work Session

The July 6, 2021 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, Board Secretary Janice Patmos called the roll. All members and alternates were present as well as Board engineer Michael J. Kelly, P.E., Board attorney Darryl Siss Esq. and secretary Janice Patmos. Absent from the meeting was Vice Chairman Lucibello. 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, seconded by Mayor Goldberg the Board approved the minutes of the June regular meeting.

RESOLUTIONS

1. With regard to the applications of Lafayette Nutrition Center, a motion was made by Mayor Goldberg and seconded by Mr. Matthews and approved by a vote of 6-0 to approve resolutions memorializing the action taken by the Board at its June 15, 2021 regular meeting.

BILLS-

1. A motion was made by Mayor Goldberg, seconded by Mr. Matthews, and approved by a vote 7-0 to approve payment of Invoice No. 000478214 in the amount of \$ 30.71 and Invoice No. 0004785883 in the amount of \$ 43.99.

CORRESPONDENCE – None

CERTIFICATE OF COMPLIANCE PLAN REVIEW –

1. With regard to the application of Hawthorne Pediatrics, Ricardo Petroni manager, along with Edward Easse, Architech Planner, appeared on behalf of the applicant. After being sworn, they testified that the applicant proposes to use the subject premises as an additional pediatric and family medical practice. They are currently located at 330 Lafayette Avenue and wish to expand their operation. Hours of operation will be 9AM to 6PM, Monday through Friday and from 9AM to 1PM on Saturday. The practice will have one medical doctor and 6 medical assistances with 2 administrative staff. Number of parking spaces available is 15. A motion was then made by Mr. Matthews, 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.

2. With regard to the application of AM Communications, Peter Krug, project manager, appeared on behalf of the applicant. After being sworn, he testified that the applicant proposes to lease the subject premises for an office and staging area for their trucks. They maintain the fiber networks for local cable and phone companies throughout the tristate area. Days of operation are Monday through Friday, 7AM until 5PM. The office will be minimally staffed. They will require 20-30 parking spaces for their field staff which will include a F350 and F450 size bucket trucks and a short 4 foot trailer. A motion was then made by Mayor Goldberg, 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 Structural Preservation System, Brian Drost, managing member of the property, appeared along with the applicant Jeff Nishanian. After being sworn, he testified that the applicant proposes to use a small section of the fenced in lot to house a small 20 foot container, storage of stone on pallets and a registered vehicle. They will have a small office located in unit A-3. Hours of operation are 7AM to 6PM Monday through Saturday with 1 helper. Four on site parking spaces are available. Deliveries are made by a shop Van. A motion was then made by Mr. Matthews, seconded by Mayor Goldberg 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 Winter Fresh Transport, Brian Drost, managing member of the property, appeared along with the applicant Fabian Peart. After being sworn, he testified that the applicant proposes to use this location to park 5 registered tractor trailers in the rear gated lot. He will also have a small office in unit A-2. The applicant is a shipping company, they haul general freight, beverages and paper products. Hours of operation are 7AM to 6PM Monday through Saturday. 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.
5. With regard to the application of A 1 Plus Auto Glass LLC, Brian Drost, managing member of the property, appeared along with the applicant Eddie Luterzo. After being sworn, he testified that the applicant proposes to lease the subject premises as a auto glass replacement and repair facility. All repairs will be done inside the building by appointment. Hours of operation are 7AM to 6PM Monday through Saturday. Seven on site parking spaces are available. A motion was then made by Mrs. Della Croce, seconded by Mr. Matthews 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.

OLD BUSINESS

1. With regard to Cirilli Plumbing & Heating the applicant was not present at the meeting and was tabled to the next meeting.
2. With regard to 204 Wagaraw Road, LLC, Mr. Bedrin appeared before the Board informally to discuss proposed modifications to the approved plans. In the lease between Planet Fitness it is stated that the tenant has the right to construct a mezzanine and the mezzanine shall become a part of the premises as part of the tenant fit out. After his testimony the Board asked him to come back formally with supporting documentation.

NEW BUSINESS-

1. With regard to Premio Foods, Inc, Robert E. Landel, Esq. attorney for the applicant appeared before the Board informally. Mr. Landel outlined his client's proposal to purchase the property at 60 Fifth Avenue which will give the applicant the ability to move a portion of his operation to the new building. The proposed site plan provides 67 parking spaces for the employees. The new proposed site will make Premio Foods more efficient. The application will be heard formally at the next meeting.

PUBLIC

The meeting was then opened for public comment without response.

The meeting was then adjourned at 8:48.

Respectfully submitted,

Janice Patmos
Secretary