

RESOLUTION

PLANNING BOARD
BOROUGH OF HAWTHORNE
COUNTY OF PASSAIC, STATE OF NEW JERSEY

PLATINUM TOUCH BARBERS, LLC
Certificate of Compliance/Minor Site Plan Review

WHEREAS, PLATINUM TOUCH BARBERS, LLC (“Applicant”) has made an application to the Borough of Hawthorne Planning Board (“Board”) for a certificate of compliance/minor site plan review in accordance with Section 540-33 of the Borough Code, for property located at 218 Rae Avenue, Hawthorne, New Jersey, 07506 (“Property”), also known as Block 131, Lot 28, on the Tax Assessment Map of the Borough of Hawthorne; and

WHEREAS, the subject Property is located in the Borough’s B-1 Business Zone; and

WHEREAS, a public hearing was held upon the application on June 17, 2025; and

WHEREAS, the Applicant submitted an application for “Certificate of Compliance” dated March 7, 2025, along with various plans and documents in support of the application and for consideration by the Board; and

WHEREAS, the Board having considered its own local knowledge and having had the opportunity to inspect the Property and the surrounding neighborhood, and to receive testimony from and question the Applicant, and having carefully considered the application together with all testimony and evidence presented, and any reports, comments and recommendations provided by any applicable Borough and County departments and/or other agencies, hereby makes the following findings of fact and conclusions of law:

1. Saul Rivera appeared at the hearing and offered the following relevant testimony:
 - a. Mr. Rivera testified that he is the principal of the Applicant-business.
 - b. The business, known as Platinum Touch Barbers, LLC, will be a barber shop which will provide services to the general public on an appointment and walk-in basis. There will be a total of four (4) barber chairs inside the business.
 - c. The hours of operation will be Wednesday through Friday: 9am to 7pm, Saturday: 8am to 5pm, and Sunday: 9am to 2pm.
 - d. Mr. Rivera testified that there are two (2) allocated parking spaces for the business, with additional parking available on side streets adjacent to the Property. Mr. Rivera testified that the number of parking spaces is adequate and practical for his business model.

- e. Mr. Rivera testified that the only external improvements to the Property will be the addition of an awning and re-painting of the building.
 - f. The Applicant intends to add a window tint to all windows of the business so as to shield the patrons and employees from the glare of the sun.
 - g. The Applicant stipulated that any window tint will not exceed 50% opacity, thereby maintaining visibility into the interior from the exterior.¹
 - h. The Applicant stipulated that all signage will fully comply with the Borough Code.
2. The Board cautioned the Applicant emphatically regarding any window tinting which may obstruct visibility of the interior from the outside of the building. The Applicant acknowledged that he fully understood that this type of visually obstructive tinting is strictly prohibited.
 3. The Board further cautioned the Applicant with regard to any signage, noting that no signage plans were presented at hearing, aside from a vague verbal description from the Applicant. In light of same, the Applicant understood and acknowledged that any signage must strictly adhere to all aspects of the Borough Code, and may not include any type of illuminated neon signage, flashing lighting, or window signage which prevents visualization into the business.
 4. At the conclusion of the hearing, the Board voted to approve the application.

WHEREAS, the Planning Board of the Borough of Hawthorne has considered the application and evidentiary items submitted with reference to the objectives, requirements and restrictions set forth in the Zoning Ordinance of the Borough of Hawthorne and Land Use Statutes of the State of New Jersey;

NOW THEREFORE, BE IT RESOLVED, that the Planning Board of the Borough of Hawthorne, for good cause shown and by reason of the findings and conclusions as set forth herein and/or otherwise on the record at the aforementioned public hearing(s), hereby **grants and approves** the Applicant's application for a certificate of compliance/minor site plan review, as delineated above and on the record, subject to the following condition(s):

- a. The Applicant shall not install any illuminated neon signage, flashing lighting, or window signage which prevents visualization into the business.
- b. All signage shall strictly comply with the Borough Code.
- c. Window tinting must permit visibility into the interior of the business.
- d. The only permitted external improvements are the awning and building paint, as testified.
- e. The Applicant shall maintain two (2) dedicated parking spaces for the business.

¹ In the event that 50% tint obstructs view into the business from the exterior of the building, the window tint must be reduced in percentage.

- f. In the event the Applicant violates any conditions of approval herein, the Borough shall have the right to full remedies under the law, including, but not limited to: revocation of certificate of compliance/occupancy and/or zoning permit, requirement to halt business operations pending remediation, and/or daily fines.
- g. The Board retains jurisdiction to recall the Applicant for a period not to exceed one (1) year after adoption of this Resolution.
- h. Pursuant to Borough Code Section 540-34B, the Construction Code Officer, Zoning Officer, Borough Engineer, or other Borough employees authorized by the Borough shall have the right to inspect the Property at reasonable times for the purpose of investigating possible violations of this approval and/or the Borough Code.
- i. Pursuant to Borough Code Section 540-36B(1), in the event of Applicant's failure to comply with any provisions or requirements of the Borough Code, the Borough Construction Official or their designee may revoke any building or construction permit for the Property. The Borough may also seek to enjoin the violation, or take such other steps as permitted by law.
- j. Pursuant to Borough Code Section 540-36B(2), in the event Applicant's failure to comply with any condition of this approval, the Construction Code Official, on his/her initiative, may revoke the building permit, construction permit or certificate of occupancy, as the case may be, and seek to enjoin the violation, or take such other steps as permitted by law. In addition, the Borough Zoning Officer or Borough Engineer may also, on his/her initiative, seek to enjoin the violation, or take other such steps as permitted by law to enforce requirements of the Borough Code and/or condition(s) of approval herein.
- k. The Applicant shall comply with all self-imposed terms, conditions and limitations that are a part of the Applicant's application, including, but not limited to any modifications and/or supplements at public hearing.
- l. The Applicant shall comply with all applicable ordinances of the Borough of Hawthorne, and all applicable federal, state and county laws, rules, and requirements.
- m. This Resolution is specifically conditioned upon the Applicant paying all required application fees, escrow fees, Borough professional fees, and related fees required by this municipality and this Resolution of Approval.
- n. The Board and this Resolution incorporate by reference, as if recited verbatim, the content of the Board's transcript and minutes of the Applicant's Board hearing(s). Omission herein of any condition and/or stipulation which was otherwise stated on the record of hearing(s), does not constitute waiver and shall be fully enforceable.

PLATINUM TOUCH BARBERS, LLC
218 RAE AVE.; BLOCK 131, LOT 28

BE IT FURTHER RESOLVED that this approval shall not constitute a recommendation or approval of any application, variance, or exception not specifically delineated herein.

MOTION was made at hearing of **June 17, 2025** to request and authorize the Board's attorney, Sophy Sedarat, Esq., to draft an appropriate Resolution reflecting the Board's determination as aforesaid.

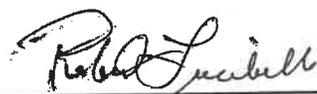
ROLL CALL VOTE UPON MOTION

Name	Motion	Second	Yes	No	Abstain	Absent	Ineligible
Robert Lucibello							
Tiffany Della Groce							
Christopher J. DiBella							
MaryLou DiMattia							
John V. Lane							
Frank E. Matthews							
Robert Meier							
ALTERNATES	----	----	----	----	----	----	----
Robert Verrengia (1)							
Brian Lane (2)							
TOTAL	----	----			----	----	----

MOTION was made at the Board's public hearing on **July 15, 2025** to approve and adopt the foregoing Resolution as drafted by Sophy Sedarat, Esq.

ROLL CALL VOTE UPON FORM OF RESOLUTION

Name	Motion	Second	Yes	No	Abstain	Absent	Ineligible
Robert Lucibello			X				
Tiffany Della Groce		X	X				
Christopher J. DiBella			X				
MaryLou DiMattia			X				
John V. Lane			X				
Frank E. Matthews			X				
Robert Meier			X				
ALTERNATES	----	----	----	----	----	----	----
Robert Verrengia (1)							
Brian Lane (2)	X		X				
TOTAL	----	----			----	----	----



ROBERT LUCIBELLO, Chairman

—End of Document—