

**ZONING BOARD OF ADJUSTMENT**  
**BOROUGH OF HAWTHORNE**  
**FEBRUARY 27 , 2023**

**AGENDA**

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, February 27, 2023 in the Auditorium-Courtroom on the first floor of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey. The work\executive session will commence at 6:45 PM with the regular public meeting to commence upon completion of the work session. Formal action may be taken at the work\executive session meetings.

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

**MINUTES**

The minutes for the meeting of January 23, 2023 will be acted upon.

**CORRESPONDENCES**

**MEMORIALIZED RESOLUTIONS**

Resolution #2023-003

Carol Pitaccio, 50 Sixth Avenue (block 198, lot 16)

**NEW BUSINESS**

**Mr. & Mrs. B. Lind, 46 Kingston Avenue (block 111, lot 3)**

Located in a R2 Zone.

Applicant propose to remove a portion of the existing second floor to a none family dwelling and construct a two-story rear yard addition of 270 square feet in area (11'0" x 24'-5") per floor (total living area addition for both floors 540 square feet) to the structure. The proposed addition will align on one side of the existing dwelling and will also add a one story wooden deck. Additional work to include removal of an existing pool and removal of an existing concrete patio/walkway.

**Mr. & Mrs. Ryan, 185 Bamford Avenue (block 142, lot 8)**

Located in a R1 Zone.

Applicant proposes to construct (2) rear yard (one story) additions (5'x10' or 50 square feet 11'x16' or 176 square feet for a total building addition area of 226 square feet). Work will include removing an existing shed structure & removal of existing paver blocks. A new deck 8'x10' will be constructed in the rear of the dwelling. The lot coverage on-site will be reduced by 53 square feet and will reduce the impervious area from 3,676 square feet after all construction is done.

**J.V.C. Land, LLC, 1060 Goffle Road (block 281.03, lot 36)**

(Site is located in the Retail/Commercial (B-3)Zone and is bordered to the north, east and west by the B-3Zone, and to the south by the Retail/Commercial (B-3A) Zone.)

Applicant is seeking Preliminary and Final Site Plan/Use Variance approval to permit the sale of pre-owned vehicles. Section 540-111.2.A(2) allows the sale of pre-owned motor vehicles only in conjunction with the sale of new cars. In addition, Applicant seeks approval to use the property designated as Block 2811.03, Lot 38 to park motor vehicles on an ancillary basis. And all other approvals, waivers or variances as may be determined to be required by the Board, or its experts during their review of the Application or during the course of the hearing.

### **OLD BUSINESS**

#### **Diamond Brook Hollow Condominium Association, 45 Royal Avenue (block 29, Lot 10)**

This site is located in the Residential-Apartments Medium Density (R-3) Zone.

Continuation of applicant is seeking to install decks in the rear of ten (10) of the existing residential units on the property. Variances requested for Minimum Side Yard Variance and a Maximum Impervious Lot Coverage Variance (section 540a – SCH). The applicant submits that the variance can be granted under both NJSA 40:50D-70(c) 1 and 2 and request a submission waiver for wetlands certification and any other variances deemed necessary.

If you cannot attend the February 27<sup>th</sup>, 2023 meeting, I would appreciate your advice prior thereto if possible.

**Agenda Subject to Change**