

ZONING BOARD OF ADJUSTMENT
BOROUGH OF HAWTHORNE
APRIL 18th, 2022
MEETING AGENDA

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, April 18th, 2022 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 March 28, 2022 will be acted upon.

RESOLUTION – ADOPTION of the ZBA BY-LAWS

OLD BUSINESS

Gary and Celene Luscher, 103 Mountain Avenue (block 274, lot 4)

This site is located in the Residential (R-1) Zone.

Applicant is seeking variance approval to construct a detached 3-bay garage on their existing lot. The property contains a single-family, shed and in-ground pool making the garage a third accessory structure where two are permitted pursuant to Article 540-8B (accessory Structure) and 54014 (D) Accessory Structure Height. Where has the garage height will be 23 feet where 15 feet is permitted. And any other variances deemed necessary.

NEW 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.

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 April 18th, 2022 meeting, I would appreciate your advice prior thereto if possible.

Agenda Subject to Change