

ZONING BOARD OF ADJUSTMENT
BOROUGH OF HAWTHORNE
JUNE 20th , 2022
MEETING AGENDA

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, June 20th, 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN PUBLIC MEETINGS ACT STATEMENT

MINUTES

The minutes for the meeting of May 16, 2022 will be acted upon.

MEMORIALIZE RESOLUTIONS

53 Braen Avenue, LLC, 10 Sotnick Street (block 287, lot 8)

Memorialize Resolution for the proposed Settlement that would permit the applicant to construct a two-family home. As a condition of approval, a deed restriction would provide that the property could not be subdivided at any future time, and that restriction would run with the land and be restriction for all future owners and successors in title. The rear portion of the property shall remain in its natural state and serve as a buffer and a split rail fence be installed. This as well be part of the deed restrictions.

Mr. & Mrs. Mariella, 23 Sicomac Road (block 297.01 lot 4)

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

Memorialize applicant who proposed to remove a portion of the existing second floor of a one-family dwelling and construct an add-a level of 1,284.4 square feet in area (28'-4" X 45'-4") with cantilevered portion of the front of the dwelling to match the existing and a two (2) feet rear yard cantilever over the rear first floor wall (entire length of dwelling) and construct a roof-over only porch cover over the exiting concrete front yard patio entry. Additional work to include removal of an existing shed and removal of an existing roof over a rear concrete patio.

OLD BUSINESS

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

(***as per the applicant's request, this will be tabled until the **July 18, 2022** meeting).

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.

NEW BUSINESS

If you cannot attend the June 20th, 2022 meeting, I would appreciate your advice prior thereto if possible.

Agenda Subject to Change