

ZONING BOARD OF ADJUSTMENT
BOROUGH OF HAWTHORNE
SEPTEMBER 19th , 2022
MEETING AGENDA

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, September 19th, 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 June 20, 2022 will be acted upon.

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. Applicant has revised the site plan to include the square footage of impervious coverage and has indicated that they proposed to create retaining walls with a maximum height of four feet (4') located behind the proposed garage. And any other variances deemed necessary.

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

Rosanna Bianco, 18 Buena Vista Avenue, (block 100, lot 20)

Located in a R-1 Zone (Single Family Residential Zone)

Applicant is seeking approval to construct a new addition to the existing 2 ½ story frame dwelling on site. Variances requested (section 540-11A) for minimum front & side yard setbacks, (section 540-8R) maximum impervious coverage & lot coverage and all other variance deemed necessary. A request a submission waiver for floodplains & wetlands certification.

If you cannot attend the September 19th, 2022 meeting, I would appreciate your advice prior thereto if possible.

Agenda Subject to Change