

# ZONING BOARD OF ADJUSTMENT

## BOROUGH OF HAWTHORNE

Municipal Building  
445 Lafayette Avenue  
Hawthorne, New Jersey 07506

Raymond G. Hallock- Chairman  
John F. Gallagher -Vice Chairman  
Scott Chamberlin – Board Member  
Jack De Ritter– Board Member  
Kevin Duffy– Board Member  
David Schroter– Board Member  
AnnaMarie Sasso– Board Member  
Victor Cuttitta– Alternate 1  
Eleanor Conley Wenzke – Alternate 2

Joan Hervé  
Secretary

### October 15<sup>th</sup>, 2018

To: MEMBERS OF THE BOARD

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, October 15<sup>th</sup>, 2018 in the Board of Education Meeting Room on the 2<sup>nd</sup> 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.

The Board will consider the following items of business:

#### **Flag Salute**

“Adequate Notice of this meeting has been posted on the Municipal Bulletin Board, published in the legal newspaper of the Borough and a schedule, including date and time, provided to all persons entitled by law to same.”

#### **Bills**

Hawthorne Press for legal Notices: \$47.58

#### **Minutes**

The work/regular minutes for the regular meeting of September 17<sup>th</sup>, 2018 will be acted upon.

#### **Resolution**

CHCC (the Vista)

301 Sicomac Avenue (B293, Lot 1) Hawthorne

Memorial Resolution for approved applicant requested an amendment to the use variance, bulk variances and sit plan previously approved by the Hawthorne Board of Adjustment by its resolutions dated July 21, 2014, and July 20, 2015 as extended by resolutions date June 20, 2016 and June 19, 2017 to permit revisions reducing the size and configuration of the Vista and additions to two building in Wyckoff and access to the facility at the intersection of Sicomac Avenue and Cedar Hill Avenue.

**New Business**

**Ryan & Kristina Vogel - 71 Highview Terrace, Hawthorne (Block 292 Lot 292)**

Applicant requesting to construction a covered front porch having a front yard setback of 34.25ft, and a garage and second floor dormers with a front yard setback of 40.25 ft; where 50 ft is required, and 40.25 ft currently exists. Also, the reconstruction of a garage so as to create a combined side yard setback of 34.63 ft; where 40 ft is required, and 39.48 ft currently exists; and any other variances that may be required.

**John and Margo Lane – 598 Lafayette Avenue, Hawthorne (Block 161, Lot 31)**

Applicant proposes to convert the rear section of the first floor from commercial use to residential use for a one-bedroom apartment.

**John and Carolyn Steen Realty LLC - 266 Lafayette Avenue Block 103, Lot 15)**

Applicant proposes to convert the first floor commercial use to a two-bedroom apartment.

If you cannot attend the October 15<sup>th</sup>, 2018 meeting I would appreciate your advice prior thereto if possible.

*Joan Herve* Secretary