

February 28th, 2022
Hawthorne, NJ

The regular meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 6:45 p.m. in the Council Meeting Room of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey, with the following present:

FLAG SALUTE

Chairman Gallagher invited all present to join him in the Pledge of Allegiance.

“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. “

ROLL CALL

Chairman.....	John F. Gallagher
Vice Chairman.....	David A. Schroter
Board Member.....	Victor Cuttitta, Jr.
Board Member.....	Eleanor C. Wenzke
Board Member	Lyle Hatch
Board Member.....	Jodi DeMarco
Board Member.....	Marco Totaro
Board Member (Alternate #1)	Brian J. Lind
Board Member (Alternate #2)	Danilo Ramirez - absent

Also present was Board Attorney, James Delia, Zoning Officer Gene DeAugustines and Board Secretary Joan Herve.

Chairman Gallagher entertained a motion to switch the order of business on the Agenda seconded by Vice Chairman Schroter, moving the hearing of the application 103 Mountain Avenue to the first order of business. On a voice vote, all present voted “Aye”

Gary and Celene Luscher, 103 Mountain Avenue (block274, lot 4)

*note: Vice Chairman Schroter recuses himself from this application as the applicant is a client of his. Alternate 1 Board Member Brain Lind will hear this application.

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

Tabled to the April 18, 2022 meeting. 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.

Chairman Gallagher entertained a motion to table this application to the April 18, 2022, moved by Hatch, seconded by Cuttitta. On a roll call vote, Ayes: DeMarco, Cuttitta, Hatch, Lind, Totaro, Wenzke, Gallagher. Nays: none. Motion Carried.

BILLS:

Chairman Gallagher entertained a motion to approve the bill list and forward it to the Treasurer for payment, moved by Cuttitta, seconded by a Wenzke. On a roll call vote, Ayes: Cuttitta, DeMarco, Hatch, Schroter, Totaro, Wenzke, Gallagher. Nays: none. Motion Carried.

Herald News: Notice of Action:	\$57.68
Training Classes for New ZBA Members	\$885.00
GANN Law Books	\$327.50

APPROVAL OF MINUTES

Chairman Gallagher entertained a motion to approve the minutes of the re-organization meeting of January 24, 2022 as amended. Moved by Schroter, seconded by Cuttitta. On a roll call vote, Ayes: Cuttitta, DeMarco, Hatch, Schroter, Totaro, Wenzke, Gallagher. Nays: none. Motion Carried.

NEW BUSINESS

Formed a Committee of (3) to create By-Laws for the Zoning Board of Adjustments. Vice Chairman Schroter will lead this Committee along with Board Members, Cuttitta and DeMarco.

ADJOURNMENT

At 7:00p.m. Chairman Gallagher entertained a motion to adjourn the regular meeting, moved by Hatch, seconded by Cuttitta. All in favor, “Aye”.

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT WILL BE ON

~MONDAY, MARCH 28th, 2022 ~

THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR MEETING IMMEDIATELY FOLLOWING

Respectfully Submitted,

Joan Herve, Secretary