

March 19th, 2018
Hawthorne, NJ

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 6:50 p.m. in the Board of Education Meeting Room on the Second floor of the of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey, with the following present:

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|----------------------------------|-------------------|
| Vice Chair..... | John F. Gallagher |
| Board Member..... | David A. Schroter |
| Board Member..... | Scott Chamberlin |
| Board Member..... | Jack DeRitter |
| Board Member (Alternate #1)..... | Victor Cuttitta |
| Board Member (Alternate #2)..... | Eleanor C. Wenzke |
| Zoning Board Attorney..... | James Delia. Esq. |
| Zoning Board Secretary..... | Joan Hervé |
| <u>ABSENT</u> | |
| Chairman Hallock..... | Ray Hallock |
| Board Member..... | Kevin Duffy |
| Board Member | AnnaMarie Sasso |

FLAG SALUTE

Vice 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.

BILLS:

Vice Chairman Gallagher entertained a motion to approve the bill list and forward it to the Treasurer for payment, moved by De Ritter, seconded by a Cuttitta. On roll call, all voted yes. Motion carried.

Hawthorne Press for Legal Notices: \$31.98

APPROVAL OF MINUTES

Vice Chairman Gallagher entertained a motion to approve the minutes of the Regular Meeting of February 26th, 2018, moved by Chamberlin and seconded by Wenzke, on roll call, all voted yes, with the exception of De Ritter who abstained. Motion carried

OLD BUSINESSs

M&P Foreign Used Cars, 36-38 Lincoln Avenue & 10 Columbus Avenue (Block 10, Lot 11-16)
Application postponed to the April 16th meeting due to an incomplete application.

NEW BUSINESS

648, LLC, 648 Lafayette Avenue (Block 161, Lot 23)

Applicant proposes to convert the front section of the first floor from commercial use to residential. Section 540-106 of the Zoning Ordinance permits residential use of the property only on the second floor of a building when the first floor is used for a commercial use. No Physical alterations are proposed to the exterior of the building or site. The property currently has the following conditions which do not meet current zoning ordinance requirements: Max Height/Stories 25ft & two stories permitted, 30 + feet and 2 ½ stories exist. Minimum front yard setback – 10ft. required, 9.06 ft. exists. Minimum setback for garage – 4 ft. required, 3.79 ft. exist.

Before the hearing Attorney Delia asked the applicant's Attorney Russell Teschon if he would like to postponement the hearing due to the fact there was only five out of seven members present and five affirmative votes are required for a use variance. The Applicant opted to proceed.

Professional Planner Ed Es testified on the applicant's behalf. He explained the existing conditions involve three uses: two residential and one commercial and the commercial use has been vacant for several years. Since there has been no interest in the commercial space, Easse said the owner seeks to restore the property to a two-family residential use. The area is surrounded by multi-family and commercial properties. The additional 600 square feet would be added to the second floor rental creating a townhouse effect with living room, kitchen and dining room on the first floor and bedrooms on the second floor. Eliminating the commercial use would not impair the borough's zoning code. Plans include site improvement to rework the parking configuration. The property has a two car garage at the rear and a very narrow driveway. Board Member Jack De Ritter inquired about the paring and wanted assurance that no vehicle would be back out onto Lafayette Avenue. This site is very close to Utter Avenue which is heavily trafficked and a really bad intersection said De Ritter. Mr. Easse said he would present a site plan showing the parking spaces.

Vice Chairman Gallagher entertained a motion to approve the above application upon receipt of the new site plan, moved by De Ritter, seconded by Wenzke, on roll call, all voted yes. Motion carried

ADJOURNMENT

At 7:30p.m. Vice Chairman Gallagher entertained a motion to adjourn the regular meeting, moved by Gallagher, seconded by Cuttitta. All in favor, "Aye".

**THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, APRIL 16TH, 2018 ~
THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR
MEETING IMMEDIATELY FOLLOWING**

Respectfully Submitted,
Joan Herve, Secretary