

July 20th, 2020
Hawthorne, NJ

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 7:00 p.m.

Open Public Meeting Statement

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne is now in session. In accord with the provisions of Section 5 of the "Open Public Meetings Act", I wish to advise that notice of this meeting has been posted in the front lobby entrance to the Council Chambers of the Borough Hall and that a copy of the schedule of this meeting has also been filed with the Borough Clerk, and that copies of the annual notice of meetings, of which this is a part, have been heretofore sent to The Record and the Herald News - newspapers with general circulation throughout the Borough of Hawthorne

This meeting is being conducted virtually via GoToMeeting which provides both audio and visual participation and would have otherwise taken place in the Council Chambers of the Hawthorne Municipal Building, 445 Lafayette Avenue, Hawthorne, NJ. Notice of this virtual meeting and participation instructions were published in both The Record and the Herald News at least 48 hours prior to the meeting. The notice and instructions were also posted on the Borough Website and the meeting agenda. The agenda was posted on the front and rear entrances of Borough Hall, in addition to the locations previously stated.

FLAG SALUTE

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

ROLL CALL

Chair.....	Raymond Hallock
Vice Chair.....	John F. Gallagher
Board Member.....	David A. Schroter
Board Member.....	Scott Chamberlin - absent
Board Member	Kevin Duffy - absent
Board Member.....	Jack B. De Ritter
Board Member.....	Annamarie Sasso
Board Member (Alternate #1).....	Victor Cuttitta
Board Member (Alternate #2).....	Eleanor C. Wenzke

Also, in attendance was, Board Attorney James Delia Board Engineer Mike Kelly and Board Secretary Joan Herve.

BILLS:

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

Herald News:

Notice of Action Taken:	\$86.92
(Record & Herald News)	
Notice of Virtual Meeting:	\$153.85
	\$106.70
	\$98.96
Lori Fernandez for training:	\$200.00

APPROVAL OF MINUTES

Chairman Hallock entertained a motion to approve the minutes of the June 15th, 2020 meeting moved by Gallagher, seconded by Schroter. On a roll call vote, all present voted yes. Motion Carried.

MEMORIALIZED RESOLUTION

Michael Cannata, 101 Bamford Avenue (Block 143, Lot 7)

Chairman Hallock entertained a motion to adopt the Memorialized Resolution #2020-002 for the applicant proposed to add a ground-floor addition to the existing two-family home to provide more living space for the owner to occupy the first floor. Moved by De Ritter, seconded by Gallagher. On a roll call vote, all present voted yes, with the exception of Hallock who voted no. Motion carried.

NEW BUSINESS

Jim & Amanda Bushoven, 52 Brookside Avenue, (Block 91, Lot 14)

Applicant proposed to construct a new master bedroom suite on the second floor over the existing Dinette/Kitchen on the lower level. The addition will cantilever out over the room below to allow enough space for a new bedroom and bathroom. Site is location in the One Family Residential (R-1) Zone and is bordered on all sides by the R-1 Zone. The variances being sought are for side setback, rear setback, building coverage and impervious coverage.

Chairman Hallock opened the meeting to the public. He stated if anyone desired to be heard, state your name and address for the record. Seeing or hearing none, the Chairman closed the meeting to the public.

Chairman Hallock entertained a motion to approve the above application, moved by Wenzke, seconded by Schroter. On a roll call vote, all present voted yes. Motion carried. **It should be noted Gallagher and Sasso lost connection and was not able to vote. Ayes were; Hallock, Schroter, De Ritter, Wenzke and Cuttitta.**

OLD BUSINESS

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

Hearing tabled to the August 17, 2020 ZBA meeting for applicant proposing to subdivide lot 8 and construct two-family dwelling on each lot; lot 8.01 19,388 s.f. (.045 acres), lot 8.02 26,168 s.f. (.060 acres). Site is located in the Residential, One (1) Family (R-1) Zone. Variances & Waivers being sought; minor subdivision and use variances and any other variances deemed necessary.

Chairman Hallock entertained a motion to table this application to the August 17, 2020, moved by Gallagher, seconded by De Ritter. On a roll call vote, all present voted yes, with the exception of Hallock, Schroter & Wenzke who abstained. Motion Carried.

ADJOURNMENT

At 7:18 p.m. Chairman Hallock entertained a motion to adjourn the regular meeting, moved by De Ritter, seconded by Schroter. All in favor, "Aye".

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, AUGUST 17, 2020 ~
WILL BEGIN AT 7:00P.M.

Respectfully Submitted,
Joan Herve, Secretary