

September 17th, 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:

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

FLAG SALUTE

Chairman Hallock 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:

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

Hawthorne Press for Legal Notices: \$10.92 & \$49.14.

APPROVAL OF MINUTES

Chairman Hallock entertained a motion to approve the minutes of the Regular Meeting of July 16th, 2018, moved by Chamberlin and seconded by Schroter, on roll call vote, all voted yes. Motion carried

MEMORIALIZED RESOLUTIONS

Van Den Berg Realty Co., LLC – Fourth & Utter Avenues (block 167. Lot 1)

Chairman Hallock entertained a motion Memorialized Resolution for approved applicant requesting an (1) year extension for prior approval to construct a two-family home on the above property until June 19, 2019, moved by De Ritter and seconded by Chamberlin, on roll call vote, all voted yes. Motion carried.

NEW BUSINESS

CHCC (the Vista)

301 Sicomac Avenue (block 293, Lot 1) Hawthorne

Board Member Chamberlin recused himself from this application.

Applicant requested an amendment to the use variance, bulk variances and site 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. The Applicant has amended the Application to comply with the Bergen County Planning Board (BCPB) approval, dated January 18, 2018, for the dedication of property to increase the width and improve Sicomac Avenue along the frontage of the Christian Health Care Center with a revised driveway to the intersection of Sicomac Avenue and Cedar Hill Avenue. Improvements to the Sicomac Avenue and Cedar Hill Avenue intersection include road widening, dedicated turning lanes and signalization. The revised driveway from this intersection will intersect a new proposed Loop Road for the campus.

Chairman Hallock entertained a motion to approve the above application, moved by Schroter and seconded by Duffy on roll call vote, all voted yes. Motion carried.

(Full transcript furnished upon request)

ADJOURNMENT

At 7:55p.m. Chairman Hallock entertained a motion to adjourn the regular meeting, moved by Duffy, seconded by Sasso - All in favor, "Aye".

**THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, OCTOBER 15TH, 2018 ~
THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR
MEETING IMMEDIATELY FOLLOWING**

Respectfully Submitted,

Joan Herve, Secretary