

October 15<sup>th</sup>, 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:

Vice Chairman .....	John F. Gallagher
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
<b><u>ABSENT:</u></b>	
Chairman .....	Ray Hallock

### **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 Schroter. On roll call vote, all voted yes. Motion carried.

Hawthorne Press for Legal Notices: \$47.58

### **APPROVAL OF MINUTES**

Vice Chairman Gallagher entertained a motion to approve the minutes of the Regular Meeting of July 16<sup>th</sup>, 2018, moved by Schroter and seconded by De Ritter, on roll call vote, all voted yes, with the exception of Gallagher who abstained. Motion carried

### **MEMORIALIZED RESOLUTIONS**

CHCC (the Vista)

301 Sicomac Avenue (B293, Lot 1) Hawthorne

Vice Chairman Gallagher entertained a motion to Memorialized Resolution for approved applicant who 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, moved by De Ritter and seconded by Sasso, on roll call vote, all voted yes, with the exception of Gallagher who abstained. Motion carried.

**NEW BUSINESS**

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

Vice Chairman Gallagher entertained a motion to approve applicant requesting to construction a covered front porch, a reconstruction of a garage and second floor dormers, moved by De Ritter and seconded by Schroter on roll call, all voted yes. Motion Carried.

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

Vice Chairman Gallagher entertained a motion to approve applicant proposing to convert the rear section of the first floor from commercial use to residential use for a one-bedroom apartment, moved by De Ritter and seconded by Schroter on roll call, all voted yes. Motion Carried.

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

Vice Chairman Gallagher entertained a motion to approve applicant proposing to convert the first floor commercial use to a two-bedroom apartment, moved by De Ritter and seconded by Wenzke on roll call, all voted yes. Motion Carried.

**ADJOURNMENT**

At 8:30p.m. Vice Chairman Gallagher 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, NOVEMBER 19<sup>TH</sup>, 2018 ~  
THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR  
MEETING IMMEDIATELY FOLLOWING**

Respectfully Submitted,  
*Joan Herve, Secretary*