

March 21<sup>st</sup>, 2016  
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. in the Council Meeting Room of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey, with the following present:

|                                  |                   |
|----------------------------------|-------------------|
| Chairman.....                    | Ray Hallock       |
| Board Member.....                | David A. Schroter |
| Board Member.....                | Scott Chamberlin  |
| Board Member.....                | AnnaMarie Sasso   |
| Board Member.....                | Kevin Duffy       |
| Board Member.....                | Jack B. De Ritter |
| Board Member (Alternate #1)..... | Curtis Leininger  |
| Board Member (Alternate #2)..... | Nancy Agnello     |
| Zoning Board Attorney.....       | James Delia. Esq. |
| Zoning Board Secretary.....      | Joan Hervé        |
| <b><u>Absent:</u></b>            |                   |
| 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 Chamberlin. On roll call, all voted yes. Motion carried.

Hawthorne Press for Legal Notices: \$40.56

### **APPROVAL OF MINUTES**

Chairman Hallock entertained a motion to approve the minutes of the Regular Meeting of February 22<sup>nd</sup>, 2015 moved by De Ritter, seconded by Agnello. On roll call, all voted yes. Motion carried

Chairman Hallock stated last this afternoon he received notice from the Superior Court of an appeal regarding 204 Wagaraw Road application and asked to be moved into executive session after the regular meeting.

### **New Business**

**Neville**, 566 Lincoln Avenue (Block 207, Lot 4). After swearing the Applicants Brian & Melissa Neville, the Architect Jacob Soloman and testimony from Mr. Soloman, Chairman Hallock entertained a motion to approve applicant who proposes an open wood deck with a side yard setback of 7.44 feet where 15 feet is required and a two story addition on a non-conforming lot of 11,250 SF where 18,750 SF is required, an existing lot width of 75ft. where 125ft. is required and existing side yard setbacks of 6.5ft,

where 15ft is required and existing combined total of 26.6 ft. where 40ft. combined is required located in a R-1 zone. Moved by Schroter, seconded by Chamberlin, on roll call, all voted yes. Motion carried.

**Old Business Hearings**

**Mattar98, Corporation**, 161Rea Ave., (Block 165, Lots 1, 2 &3), (Block 166, Lot 1), Block 131 Lots 31, 32, 34 & 35)

After testimony from the applicant planner/architect JR Frank, Acting Chairman Schroter entertained a motion to approve with conditions the applicant proposed to construct an addition to the structure, which addition will consist of a chapel/pre-event area, redesigned and re-located entrance area, an exterior patio, garden area and a parking garage. Motion by De Ritter, seconded by Chamberlin, on roll call all voted yes. Motion carried.

**ADJOURNMENT**

At 7:43p.m. Acting Chairman Schroter entertained a motion to adjourn the regular meeting, moved by Chamberlin, seconded by De Ritter. All in favor, "Aye", motion carried.

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT  
WILL BE ON  
**~MONDAY, APRIL 18<sup>TH</sup>, 2016 ~**  
THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR  
MEETING IMMEDIATELY FOLLOWING

Respectfully Submitted,  
*Joan Herve, Secretary*