

April 18th, 2016
Hawthorne, NJ

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 6:52 p.m. in the Council Meeting Room of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey, with the following present:

Chairman.....	Ray Hallock
Vice Chair.....	John F. Gallagher
Board Member.....	Scott Chamberlin
Board Member.....	AnnaMarie Sasso
Board Member	Kevin Duffy
Board Member (Alternate #1).....	Curtis Leininger
Zoning Board Attorney.....	James Delia. Esq.
Zoning Board Secretary.....	Joan Hervé
<u>ABSENT:</u>	
Board Member.....	David A. Schroter
Board Member.....	Jack B. De Ritter
Board Member (Alternate #2).....	Nancy Agnello

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 Chamberlin, seconded by Gallagher. On roll call, all voted yes. Motion carried.

Hawthorne Press for Legal Notices: \$44.46

APPROVAL OF MINUTES: None

MEMORIALIZE RESOLUTIONS

Neville, 566 Lincoln Avenue (Block 207, Lot 4).

Chairman Hallock entertained a motion to Memorialize Resolution for the approved applicant who proposed 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. Motion by Chamberlin, seconded by Duffy, on roll call, all voted yes with the exception of Gallagher who abstained. Motion carried.

Mattar98, Corporation, 161Rea Ave., (Block 165, Lots 1, 2 &3), (Block 166, Lot 1), (Block 131 Lots 31,32,34 & 35). Chairman Hallock entertained a motion to Memorialize Resolution with conditions for the approved applicant who 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 Duffy, Seconded by Chamberlin, on roll call, all voted yes with the exception of Chairman Hallock & Vice Chairman Gallagher who abstained. Motion carried.

NEW BUSINESS

Schwarz, 26 Beverly Road, (Block 276.02, Lot 2). Chairman Hallock entertained a motion to approve the applicant who requested a variance to be able to build an open front porch to the front of their home, which will also utilize ½ of the open porch as a 3 season’s room to be built in line with their existing home; the variance is for the front yard setback of 39.50’ where 50’ is required, as well as any and all other variances deemed necessary by the Board. Motion by Chamberlin, seconded by Sasso, on roll call, all voted yes. Motion carried.

Crilli, 179 Buena Vista Avenue (Block 138, Lot 15). Chairman Hallock entertained a motion to approve the applicant who requested variances to build a 334 square foot deck to rear of property and covering existing concrete patio. Side yard setback is 15ft where 5 ft. exists; combined side yard setbacks are 15ft and 25ft where 5ft. and 23 ft. are proposed. Rear yard setback is 50ft. where 42 ft. is proposed and all other variances deemed necessary by the Board; *with stipulation the deck will not go closer to the side line*. Motion by Gallagher, seconded by Chamberlin, on roll call, all voted yes. Motion carried.

Mahmoud, 19 Cathy Avenue (Block 233.01, Lot 3). Chairman Hallock entertained a motion to approve applicant who requested variances for a first floor addition in the back of the house 12 x 31. Rear yard setback 50ft. required 29.05 proposed; *with the stipulation the shed needs to be in a conforming location- 10 feet from the new construction & 4 feet from the property line*. Motion by Chamberlin, seconded by Gallagher, all roll call, all voted yes. Motion carried

The Board went into Executive Session to discuss a legal matter.

ADJOURNMENT

At 7:30p.m. Chairman Hallock entertained a motion to adjourn the regular meeting, moved by Chamberlin, seconded by Gallagher. All in favor, “Aye”, motion carried.

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, MAY 16TH, 2016 ~
THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR
MEETING IMMEDIATELY FOLLOWING

Respectfully Submitted,
Joan Herve, Secretary