

May 16<sup>th</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 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.....	David A. Schroter
Board Member.....	AnnaMarie Sasso
Board Member.....	Kevin Duffy
Board Member.....	Jack B. De Ritter
Zoning Board Attorney representative	Spencer J. Rothwell
Zoning Board Secretary.....	Joan Hervé
<b><u>ABSENT:</u></b>	
Board Member (Alternate #1).....	Curtis Leininger
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 Gallagher, seconded by Chamberlin. On roll call, all voted yes. Motion carried.

Hawthorne Press for Legal Notices: \$56.16

### **APPROVAL OF MINUTES:**

Chairman Hallock entertained a motion to approve the work/regular minutes for the regular meeting of March 21<sup>st</sup>, 2016 & April 18<sup>th</sup> will be acted upon, moved by Gallagher, seconded by Chamberlin. All roll call all voted yes, with the exception of Gallagher who abstain from the March 21<sup>st</sup> minutes and Schroter & De Ritter who abstain from the April 18<sup>th</sup> minutes. Motion carried

### **MEMORIALIZE RESOLUTIONS**

**Schwarz**, 26 Beverly Road, (Block 276.02, Lot 2). Chairman Hallock entertained a motion to adopted Memorialize Resolution for approved applicant requesting 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 Gallagher, on roll call, all voted yes with the exception of De Ritter & Schroter who abstained. Motion carried.

**Crilli**, 179 Buena Vista Avenue (Block 138, Lot 15). Chairman Hallock entertained a motion to adopted memorialize Resolution for approved applicant with conditions requesting 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. Motion by Gallagher, seconded by Sasso, on roll call, all voted yes with the exception of De Ritter & Schroter who abstained. Motion carried.

**Mahmoud**, 19 Cathy Avenue (Block 233.01, Lot 3). A Chairman Hallock entertained a motion to adopted Memorialize Resolution for approved applicant with conditions requesting variances for a first floor addition in the back of the house 12 x 31. Rear yard setback 50ft. required, 29.05 proposed. Motion by Gallagher, seconded by Sasso, on roll call, all voted yes with the exception of De Ritter & Schroter who abstained. Motion carried.

**NEW BUSINESS**

**300 Lincoln Avenue, LLC** - 300 Lincoln Avenue (Block 120, Lot 13). Chairman Hallock entertained a motion to approved applicant requesting a one-year extension from Chapter 293, Article III, Section 293-24, of the Borough’s Municipal Code and the Permit Extension Act to June 30, 2017. Motion by De Ritter, seconded by Schroter, on roll call, all voted yes. Motion carried.

**233 Central, LLC** - 233 Central Avenue (Block 174, Lot 14). Chairman Hallock recused himself and turned the meeting over to Vice Chairman Gallagher who entertained a motion to to approved applicant requesting a one-year extension from Chapter 293, Article III, Section 293-24, of the Borough’s Municipal Code and the Permit Extension Act to June 30, 2017. Motion by Chamberlin, seconded by De Ritter, on roll call, all voted yes with the exception of Duffy & Schroter who voted no. Motion carried.

**CHCC** - Chairman Hallock entertained a motion to postpone the applicant requesting an extension for an additional period of at least two (2) years to the next ZBA meeting scheduled for June 20<sup>th</sup>, 2016. The Permit Extension Act N.J.S. 40:55D-136.1 originally adopted by the State of New Jersey in 2008 extends such approvals to the current expiration date of that statute of June 30, 2016. Motion by De Ritter, seconded by Chamberlin, on roll call, all voted yes. Motion carried.

**ADJOURNMENT**

At 7:20p.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, JUNE 20<sup>TH</sup>, 2016 ~**

**THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR  
MEETING IMMEDIATELY FOLLOWING**

Respectfully Submitted,  
*Joan Herve, Secretary*