

MINUTES OF THE WORK SESSION MEETING
OF THE HAWTHORNE ZONING BOARD OF ADJUSTMENT
JANUARY 21, 2008

The January 21, 2008 work session meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:00 p.m. by Chairman Hallock. All members were present excepting Silvestri. In addition, Charles C. Collins, Jr., Attorney/Secretary, was present.

The bills of the Hawthorne Press, Herald News, NJPO and the Board Secretary and the minutes for the December meeting were reviewed.

Nicholas and Sue Passaro, 83 Warren Avenue, Lot 1, Block 94, appeared with their Professional Planner and were advised by Mr. Collins that their application was not on the evening's agenda but would be heard on February 25, 2008. Mr. Passaro granted an extension of time to February 29, 2008 for the Board's action.

Mr. Collins advised the Chairman that the attorney for Enterprise Outdoor, L.L.C. had suggested a meeting with the Chairman, Mr. Collins, the Board's planner and himself but the Chairman noted that such a meeting while the applications are pending would be improper.

Messrs. DeRitter and Gallagher reported that the survey upon which the application of **Stephen Danso and Edna Owusu**, 62 No. 13th Street, Lot 7, Block 58, was based was incomplete lacking depiction of several structures on the property. The applicants would be advised that their application was deemed incomplete until the survey was corrected.

Respectfully submitted,

Charles C. Collins, Jr.
Attorney/Secretary

**MINUTES OF THE REGULAR MEETING OF THE
HAWTHORNE ZONING BOARD OF ADJUSTMENT
JANUARY 21, 2008**

The January 21, 2008 regular public meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:30 p.m. by Chairman Hallock. All members were present except Mr. Silvestri. In addition, Charles C. Collins, Jr., Attorney/Secretary, was present.

The Chairman announced that notice of the meeting had been published and posted in accordance with the requirements of the Open Public Meetings Act.

At this point elections for Board offices for 2008 were held and on motion by Gallagher with second by Mele, Raymond G. Hallock was elected Chairmen. On motion by Duffy with second by Scully, John F. Gallagher was elected Vice Chairman and on motion by Gallagher with second by Mele, Charles C. Collins, Jr., was elected Board Secretary and appointed attorney for the year 2008

The Chairman welcomed the new alternate member, Victor Terraglia.

Bills On motion by Gallagher, with second by DeRitter, Terraglia abstaining, the following bills were approved for payment:

Hawthorne Press for legal publication in the amount of \$ 28.36,
New Jersey Planning Officials in the amount of \$24.00,
New Jersey Planning Officials in the amount of \$78.00,
Herald News for legal publication in the amount of \$32.51, and
Board Secretary for postage in the amount of \$126.85.

Minutes On motion by Scully, with second by DeRitter, Gallagher and Terraglia abstaining, the Board voted approval of the minutes of the work and regular sessions of the Board for December 17, 2007.

Old Business

Hearings

1. **Enterprise Outdoor, L.L.C.** 1052 Goffle Road, Lot 36, Block 281. (Rte. 208 Northbound) and **Enterprise Outdoor, L.L.C.** 1050 Goffle Road, Lots 1 and 19, Block 281.01. (Rte. 208 Southbound). On motion by Gallagher with second by DeRitter the Board continued to the February 25 meeting hearing on applications to erect free standing Billboard signs in the I-2 Light Manufacturing Zone where both use and structure are prohibited.

New Business

Hearings

1. The Chairman next called for the hearing on the application of **Stephen Danso and Edna Owusu**, 62 No. 13th Street, Lot 7, Block 58, to add a 3rd floor to a single family home in the R-2 Residence Zone requiring front yard setback, side yard and possible height variances. Mr. Danso appeared but was advised by Mr. Collins that Board members had reported more improvements on his property than are shown on the survey submitted to the Board. As such his application was deemed incomplete until all improvements were located on the survey. The applicant indicated he would correct the matter and on motion by Gallagher with second by Scully, the application was postponed until the February Meeting date.

There being no further business to come before the Board on motion by Scully with second by Gallagher, the regular public meeting of the Hawthorne Zoning Board of Adjustment for January 21, 2008 was adjourned at 7:45 PM.

Respectfully Submitted,

Charles C. Collins, Jr.

Attorney/Secretary

BOARD OF ADJUSTMENT

BOROUGH OF HAWTHORNE

Municipal Building
445 Lafayette Avenue
Hawthorne, New Jersey 07506

Raymond G. Hallock
Chairman

John F. Gallagher
Vice Chairman

Jack De Ritter

Kevin Duffy

Dominic Mele

Robert Scully

Kenneth Silvestri

Mark Michalski

Victor Terraglia

Charles C. Collins, Jr.
Attorney/Secretary
201-444-4850
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January 22, 2008

TAKE NOTICE that on January 21, 2008, at its regular monthly meeting, the Zoning Board of Adjustment of the Borough of Hawthorne took the following action:

1. Elected officers for the year as follows:

Raymond G. Hallock	Chairman
John F. Gallagher	Vice Chairman
Charles C. Collins, Jr.	Secretary

2. Appointed Charles C. Collins, Jr. Board Attorney for 2008.

3. Approved payment of the following bills:

Hawthorne Press for legal publication in the amount of \$ 28.36,
New Jersey Planning Officials in the amount of \$24.00,
New Jersey Planning Officials in the amount of \$78.00,
Herald News for legal publication in the amount of \$32.51, and
Board Secretary for postage in the amount of \$126.85.

4. Approved the Minutes of the meetings, work session and regular, for December 17, 2008.

Old Business

Hearings

1. **Enterprise Outdoor, L.L.C.** 1052 Goffle Road, Lot 36, Block 281. (Rte. 208 Northbound). Continued to February 25 meeting hearing on application to erect a free standing Billboard sign in the I-2 Light Manufacturing Zone where both use and structure are prohibited.

2. **Enterprise Outdoor, L.L.C.** 1050 Goffle Road, Lots 1 and 19, Block 281.01. (Rte. 208 Southbound) Continued to February 25 meeting hearing on application to erect a free standing Billboard sign in the I-2 Light Manufacturing Zone where both use and structure are prohibited.

New Business

Hearings

1. **Stephen Danso and Edna Owusu** 62 No. 13th Street, Lot 7, Block 58. Continued to February 25 meeting an incomplete application to add a 3rd floor to a single family home in the R-2 Residence Zone requiring front yard setback, side yard and possible height variances.

Resolutions, if any, memorializing the actions taken will be adopted at the next regular meeting of the Board of Adjustment to be held on February 25, 2008, and, after adoption, will be available for public inspection.

Charles C. Collins, Jr.

Charles C. Collins, Jr., Attorney/Secretary