

ZONING BOARD OF ADJUSTMENT

BOROUGH OF HAWTHORNE

Municipal Building
445 Lafayette Avenue
Hawthorne, New Jersey 07506

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Secretary

December 15th, 2014 AGENDA

To: MEMBERS OF THE BOARD

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, December 15th, 2014 in the Auditorium-Courtroom on the first floor of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey. The work\executive session will commence at 6:45 PM with the regular public meeting to commence upon completion of the work session. Formal action may be taken at the work\executive session meetings.

The Board will consider the following items of business:

Flag Salute

Bills

Hawthorne Press for legal Notices: \$49.14

Minutes

The work/regular minutes for the regular meeting of November 24th, 2014 will be acted upon.

New Business/Scheduling

1. **15-17 Royal Avenue**, (Block 29, Lot 4&5). The Application seeking 12 unit multi-family residential structures together with bulk variances for lot width and side yard setback as well as such other and additional variances, waivers and exceptions.

Old Business

Hearings

1. **Johanna Simone.** 97 Hawthorne Avenue, lot 6.01, block 28.02. Memorializing resolution granting application for bulk variances for a proposed single family home in the R-2 Residence zone for lot area, side yard setbacks (2), and parking.

2. **Fredrick Kurt.** 96 Parmalee Avenue, Lot 13, Block 143. Application for bulk variances for a proposed construction of a one story detached garage , a 2 /12 story addition , a second floor over an existing one story sunroom with an existing non-conforming side yard, and construct a front porch with roof supported on columns. Located in the R-1 Zone.

3. **300 Lincoln Avenue, LLC.** 300 Lincoln Avenue, Lot 13, Block 120. Continuation of hearing for the Application for car wash, and lubrication business, a non-permitted use, in the B-1 Neighborhood Commercial zone requiring a use and bulk variances and preliminary and final site plan approvals .

4. **233 Central LLC.** 233 Central Avenue, Block 174, Lot 14. Continuation of hearing for an Application for 150 residential units in the I-1 Industrial Zone requiring Use, density and bulk variances.

New Business

Hearings

1. **204 Wagaraw Road, LLC,** Rivergate of Hawthorne, (Block 12, Lot 8 and Block 13.01, Lot 0). The Application seeking preliminary & final site plan approval along with use and bulk variance relief to develop the properties in question for a mixed use development. The Applicant proposes a total of 244 residential units, 6,000 square feet of retail and 4,000 square feet of office space in the B-3 Zone.

If you cannot attend the December 15th, 2014 meeting I would appreciate your advice prior thereto if possible.

Joan Herve
Secretary