

MINUTES OF THE REGULAR MEETING OF THE  
HAWTHORNE ZONING BOARD OF ADJUSTMENT  
FEBRUARY 25, 2008

The February 25, 2008 regular public meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:30 p.m. by Vice Chairman Gallagher. All members were present except Messrs. Hallock and 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.

1. The Vice Chairman announced that the applications of **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) would be adjourned. On motion by DeRitter with second by Mele the Board continued to the March 17 meeting hearing on applications to erect free standing Billboard signs in the I-2 Light Manufacturing Zone where both use and structure are prohibited.

2. Mr. Gallagher called for the application of **Laurela and Hasan Xhaferi**, 59 Elberon Avenue, Lot 15, Block 46. Edward A. Easse, architect appeared and was advised that, due to a recent zoning ordinance amendment, the matter would have to be adjourned to notice a request for lot coverage exceeding 35%.

On motion by Scully with second by DeRitter the matter was continued to March 17.

3. The Chair next called for the hearing of the application of **Stephen Danso and Edna Owusu** 62 No. 13<sup>th</sup> Street, Lot 7, Block 58. Mr. Danso appeared and was told his application could not go forward because the Board is unable to determine lot coverage from his submission. When he assured the Board that his proposed improvements remained within the existing footprint of the building the Board agreed to hear his application later in the evening.

4. The next application was that of **Nicholas and Sue Passaro**, 83 Warren Avenue, Lot 1, Block 94 to make additions to the first and second floors of a single family home in the R-1 Residence District requiring side yard, combined side yards, front yard, centerline setback and lot coverage variances. The applicants appeared with their professional planner, David Troast, 53 Ninth Avenue Hawthorne, NJ, whose credentials were accepted by the Board. Mr. Troast testified to comparative coverages of neighboring properties and pointed to the modifications of the original plans resulting in a reduction of coverage finding the new architectural proposal to be "significantly different". It promotes light and air as well as good design. He stressed the fact that the lot size here is only 5,100 sq. ft., whereas the minimum required for the zone is 18,750 sq. ft., a lot size approximately 27% of the required minimum. Comparing the permitted lot coverage of 35% in the R-2 Residence zone which as a minimum lot size of 5,000 sq. ft. with the R-1 Residence zone requirements demonstrates that the 29+% of the

application is not out of line. He noted the creation of a new one car garage addition would alleviate the on-street parking congestion in the area. No member of the audience wished to speak on the matter and on motion by Mele with second by Michalski, the application was granted.

5. The Chair next called for the hearing of the application of **Stephen Danso and Edna Owusu**, 62 No. 13<sup>th</sup> Street, Lot 7, Block 58. Mr. Danso appeared with his architect, Roderick Lewis, 595 Main Street, Paterson, NJ whose credentials as an expert in the field of architecture were recited and accepted by the Board. Mr. Lewis described the purpose for the new proposed 3<sup>rd</sup> floor and testified that the height of the building would be less than 35 feet and comply with the ordinance. He offered photographs of neighboring properties that were comparable to the proposal. Mr. Terraglia raised the issue of lot coverage again and after some exchanges it was determined that the existing lot coverage would, in fact, be increased by the proposal. Mr. Lewis testified that the present coverage is 37% which exceeds the newly established maximum of 35% and therefore any increase would require a variance request. Mr. Collins explained that the hearing would have to be adjourned for failure to notice a new lot coverage variance request caused by the amendment to coverage regulations in the R-2 Residence zone and on motion by Terraglia with second by DeRitter the matter was carried to March 17.

6. The next matter to be heard was the application of **Daniel and Sandra DiFilippo**, 26 Devoe Place, Lot 5, Block 232. Mr. DiFilippo appeared and was sworn . He testified to the ownership of a 50 year old single family house in the R-1 Residence zone and his desire to make a one story addition to the rear of the home to create a master bedroom and mudroom requiring single and combined side yard variances. He explained that his family consisted of his wife and three children and the home presently has only two bedrooms. No member of the public wished to comment and on motion by Michalski with second by Terraglia the application was granted.

7. The final application to be heard was that of **Grace Hayek and Ronald Leonard**, 44 Kenwood Road, Lot 9, Block 288.02. The applicants appeared with their architect and planner, Edward A. Easse, 44 Lincoln Avenue, Hawthorne, NJ who described the matter as an application for second floor add-a-level, two story addition at the rear and a deck for a single family house built in 1949 in the R-1 Residence zone requiring, side yard, single and combined, front yard and centerline setback variances. An existing swimming pool and deck would be removed. Mr. Easse described other houses in the neighborhood with similar improvements and this was verified by the Vice Chairman's inspection as well. No member of the public had a comment and on motion by DeRitter with second by Mele the application was granted.

Bills On motion by Mele, with second by Scully, the bills of the Hawthorne Press for legal publications in the amounts of \$51.48 and \$24.18 were approved for payment:

Minutes On motion by Scully, with second by Mele, the Board voted approval of the minutes of the work and regular sessions of the Board for January 21, 2008.

There being no further business to come before the Board on motion by DeRitter with second by Scully, the regular public meeting of the Hawthorne Zoning Board of Adjustment for February 25, 2008 was adjourned at 9:10 PM.

Respectfully Submitted,

*Charles C. Collins, Jr.*

Attorney/Secretary