

MINUTES OF THE WORK SESSION MEETING
OF THE HAWTHORNE ZONING BOARD OF ADJUSTMENT
AUGUST 19, 2013

The August 19, 2013 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 except Joustra and Melfi. In addition, Charles C. Collins, Jr., Attorney/Secretary, was present.

The bills of the Hawthorne Press and Board Secretary and the minutes for the July 15 meeting were reviewed.

Mr. Collins announced that the 300 Lincoln Avenue, LLC application would be adjourned because the proposed site plan was still in revision.

The Board reviewed and approved the proposed resolution for the IN SPA appeal.

It was agreed to hold special meetings of the Board to hear the CHCC application on the fourth Monday of each month commencing in September.

Mr. Collins was asked to check on the availability of the paper back versions of the Land Use code.

MINUTES OF THE REGULAR MEETING
OF THE HAWTHORNE ZONING BOARD OF ADJUSTMENT
AUGUST 19, 2013

The August 19, 2013 regular 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 Joustra and Melfi. In addition, Charles C. Collins, Jr., Attorney/Secretary, was present.

FLAG SALUTE

BILLS

On motion by Terraglia with second by Gallagher, the Board approved payment of the bills of the Hawthorne Press, \$52.26 for legal publication.

MINUTES

On motion by DeRitter with second by Gallagher, the Board approved the minutes of the July 15, Work and Regular, meetings.

SPECIAL MEETING SCHEDULE

On motion by Schroter with second by Terraglia, the Board adopted a schedule of special meetings on the fourth Monday of each month commencing September 23, 2013 and continuing for the balance of 2013.

RESOLUTIONS

1. **300 Lincoln Avenue, LLC.** 300 Lincoln Avenue, Lot 13, Block 120.

On motion by Terraglia with second by DeRitter, the Board carried to September 23, 2013 an application for car wash, detailing and lubrication business, a non-permitted use, in the B-1 Neighborhood Commercial zone. Use variance, preliminary and final site plan approvals are sought.

2. **YKDB Services, LLC, d/b/a In Spa Massage and Skincare, Inc.** 344

Lincoln Avenue, Block 122, Lot 11. On motion by Terraglia with second by DeRitter, the Board adopted a resolution denying an appeal of Zoning Administrator's rescission of certificate of compliance.

3. **Frank and Darlene Amoresano.** 60 Robertson Avenue, Lot 13, Block 233. On motion by Gallagher with second by DeRitter, Terraglia abstaining, the Board adopted a memorializing resolution granting an application to make a one story addition to the rear of a single family house in the R-1 Zone requiring rear yard, side yard, single and combined, and lot coverage variances.

4. **Dr. Joseph Mei.** 18 Nelson Avenue, Lot 3, Block 148. On motion by Gallagher with second by Terraglia, the Board adopted a memorializing resolution granting an application to make a two story addition and deck extension to a single family home in the R-5 PUD Zone requiring a combined side yard variance.

HEARINGS

1. The Chairman called for the hearing of the application of **AVS Associates.** 34 New York Avenue. Lot 7, Block 296. The applicant appeared with his attorney, Francis A. Ciambrone, Esq., 242 Oradell Avenue, Paramus, NJ and Architect, Joseph M. Donato, A.I.A. 14 Rte. 4 West, River Edge, NJ. The Architect was sworn and testified that the application is to restore on the existing foundation a fire destroyed residence in the R-1 Residence zone at 60 Robertson Avenue. Preexisting non-conformities of area, width, front yard and side yard setbacks, single and combined, would continue without aggravation. A new variance, from Sec. 540-176a, is required because the proposed improvements would exceed 60% of the value of that building restored and the height of the proposal, two stories, would exceed the previous home. When questioned about the height of the proposal, 34.67 feet, the Architect agreed to adjustments that would reduce that height by one to two feet. On question by the attorney he

opined there would be no adverse impact on the neighborhood but more likely an enhancement.

The matter was opened to the public and Diego Cruz, 40 Robertson Avenue, raised questions about a comparison between the proposal and the house it seeks to replace. David Schuster, 39 Robertson Avenue, opposed the application.

There being no further public comment, on motion by Gallagher with second by Chamberlin, the application was granted.

There being no further business to come before the Board, on motion by Hallock with second by Duffy, the regular public meeting of the Hawthorne Zoning Board of Adjustment for August 19, 2013 was adjourned at 8:20 PM.

Respectfully submitted,

Charles C. Collins, Jr.

Attorney/Secretary