

ZONING BOARD OF ADJUSTMENT

BOROUGH OF HAWTHORNE

Municipal Building
445 Lafayette Avenue
Hawthorne, New Jersey 07506

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Secretary

April 21st, 2015

TAKE NOTICE that on April 20th, 2015, at the special meeting, the Zoning Board of Adjustment of the Borough of Hawthorne took the following action:

1. Approved payment of the following bill:
Hawthorne Press for Legal Notices: \$46.80
Hawthorne Press for Legal Notices: \$35.88
Joan Hervé (Board Secretary) Special Meeting: \$200.00
2. Approved the minutes for the regular meeting of March 16th, 2015 & Special Meeting of March 23rd, 2015 will be acted upon.

Nexus Plastics Appeal

ZBA voted to recommend that the Mayor and Council not appeal the decision of Judge Brogan's decision that overturned the ZBA decision to deny the applicant to raise a portion of their roof to allow installation of new equipment.

Resolutions

PSE&G – 236 Sixth Avenue, Block 241. Lot 1. Adopted Memorialize Resolution for application seeking Variances for pre-existing non-conformities (height of existing lightning mast, rear yard setback encroachment, front yard setback encroachment) and for height of new structures, fencing height, and front & rear yard setback encroachment.

PSE&G – 143 Ethel Avenue, Block 244.01 Lot 1.01. Adopted Memorialize Resolution for application seeking Variances for fencing height; Use variance pursuant to NJSA 40:554D-70d(1) to permit outside storage.

New Business Hearings

Melfi, Daniel 84 Emeline Drive (Block 293.03 Lot 7). “Denied” the applicant seeking to park a RV Trailer 18’ long in front of house on driveway from March 15th to October 15th.

Plaskon, Keith & Leslie (Block 287, Lot 20), “Approved” Property located in the R-1 zone. Applicant proposed to construct a one-story addition to the rear of the existing two-family home, which addition will consist of a relocated master bedroom. Lot & structure currently are subject to existing bulk variance conditions.

Old Business Hearings

204 Wagaraw Road, LLC, Rivergate of Hawthorne, (Block 12, Lot 8 and Block 13.01, Lot 0). Continuation of hearing set for May 18th, 2015 meeting for 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.

Resolutions memorializing the actions taken on applications for development may be adopted at the next regular meeting of the Board of Adjustment to be held on May 18th, 2015, and, after adoption, will be available for public inspection.

Joan Hervé, Secretary