

MINUTES OF THE SPECIAL WORK SESSION MEETING
OF THE HAWTHORNE ZONING BOARD OF ADJUSTMENT
OCTOBER 28, 2013

The October 28, 2013 special 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 Gallagher and Melfi. In addition, Charles C. Collins, Jr., Attorney/Secretary, was present.

Mr. Collins announced that the 300 Lincoln Avenue, LLC application would be announced as adjourned to November 25, 2013 as requested by Counsel.

The final meeting schedules were reviewed as follows: November 25, 2013: 300 Lincoln Avenue, LLC and any eligible conventional applications; December 2, 2013: One Loretto Avenue Realty Assocs., LTD; December 9, 2013: Christian Health Care Center and December 16, 2013: any eligible conventional applications. The regular meeting scheduled for December 23, 2013 would be cancelled.

The Board asked Mr. Collins to request a memorandum from Mr. Vogel supporting the contention that CHCC is an inherently beneficial use.

Respectfully submitted,

Charles C. Collins, Jr.

Attorney/Secretary

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FLAG SALUTE

BILLS

NONE

MINUTES

NONE

RESOLUTIONS

1. **300 Lincoln Avenue, LLC.** 300 Lincoln Avenue, Lot 13, Block 120. On motion by DeRitter with second by Joustra, the Board carried to November 25, 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.

HEARINGS

1. The Chairman called for the hearing of the application of **Frank and Josephine Moloskie**, 594 Goffle Hill Road, Lot 11, Block 293. Josephine Moloskie appeared and was sworn. She testified that they wished to make a one-story addition with a deck to the rear of their home in the R-1 Residence zone. The

house is a corner lot with frontage on Goffle hill Road and Emeline Drive, the latter being a paper street at this location. Because of its corner lot status the proposed additions violate the minimum required side and rear yard setbacks. The lot is scarcely more than one-half the required minimum area. No member of the audience wished to speak on the matter and on motion by Terraglia with second by Joustra the application was granted.

2. The next application to be heard was that of Frank Giglio, 142 Horizon Terrace, Lot 2.07, Block 289. The applicant appeared and was sworn. He testified to a request to add a 10' by 40' covered front porch to his home in the R-1 Residence zone. The proposal requires front yard and centerline setback variances. No member of the public appeared on this application so on motion by DeRitter with second by Terraglia the application was approved.

There being no further business to come before the Board, on motion by Terraglia with second by Joustra, the special public meeting of the Hawthorne Zoning Board of Adjustment for October 28, 2013 was adjourned at 8:20 PM.

Respectfully submitted,

Charles C. Collins, Jr.

Attorney/Secretary