

**MINUTES OF THE REGULAR MEETING OF THE
HAWTHORNE ZONING BOARD OF ADJUSTMENT
APRIL 20, 2009**

The April 20, 2009, regular public meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:20 p.m. by the Secretary. All members were present with the exception of Messrs. Duffy, Gallagher, Terraglia and Hallock. Charles C. Collins, Jr., Attorney/Secretary, was also present.

The Secretary announced that notice of the meeting had been published and posted in accordance with the requirements of the Open Public Meetings Act.

In the absence of the Chairman and Vice Chairman, it was agreed that Member Kenneth Silvestri would act as Chairman. On motion by Joustra with second by Chamberlin, Mr. Silvestri was elected Chairman, pro tem.

Bills On motion by DeRitter with second by Schroter, the bills of the Hawthorne Press in the amounts of \$50.70 and \$45.24 for legal publication was approved.

Minutes On motion by DeRitter with second by Joustra, Silvestri abstaining, the Board voted approval of the minutes of the work and regular sessions of the Board for March 16, 2009.

1. The Chairman then called for the hearing of the application of **Stephen and Fortune Mandarin**, 47 Beverly Road, Lot 1.01, Block 290.03. The applicants appeared and were sworn. They testified their application is to add a front portico, enlarge a kitchen and roof-over a porch to a single family home in the R-1 Residence zone district requiring front yard and centerline setback variances. The proposal would result in a front yard setback of 35.9 feet where 50 feet is required and a centerline setback of 60.9 feet where 75 feet is required. The existing front yard and centerline setback already encroach into the minimum required by ordinance. The portico is requested because ice build-up creates a safety problem without an appropriate overhang. The proposed development includes an expansion of the existing kitchen and a roof over an existing

porch to balance the front façade. The applicants testified that there are other new developments in the neighborhood similar to their request. No member of the public wished to speak on the matter. After discussion, on motion by Chamberlin with second by Schroter, the application was granted.

There being no further business to come before the Board, on motion by DeRitter with second by Silvestri, the regular public meeting of the Hawthorne Zoning Board of Adjustment for April 20, 2009 was adjourned at 8:10 PM.

Respectfully Submitted,

Charles C. Collins, Jr.

Attorney/Secretary

MINUTES OF THE WORK SESSION MEETING
OF THE HAWTHORNE ZONING BOARD OF ADJUSTMENT
APRIL 20, 2009

The April 20, 2009, work session meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:00 p.m. by the Secretary. All members were present except Messrs. Duffy, Gallagher, Terraglia and Hallock. In addition, Charles C. Collins, Jr., Attorney/Secretary, was present. In the absence of the Chairman and Vice Chairman, it was agreed that Member Kenneth Silvestri would act as Chairman, pro tem.

The bills of the Hawthorne Press and the minutes of the March 16 were meeting reviewed.

Mr. Collins raised the question of a letter from Daniel Melfi, 84 Emeline Drive, seeking an interpretation of how "height" is determined under the Code. The Board decided to await a full complement of its membership before exchanging ideas on the subject. It was mentioned that if the consultation with the Borough Planner was required, the applicant would have to pay his charges. In addition, an application fee and notice may also be required.

The agenda for the evening was discussed.

Respectfully submitted,

Charles C. Collins, Jr.

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