

MINUTES OF THE WORK SESSION MEETING OF THE
HAWTHORNE ZONING BOARD OF ADJUSTMENT
JUNE 20, 2011

The June 20, 2011, work session meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:00 p.m. by the Chairman. All members were present with the exception of Mr. Silvestri. Charles C. Collins, Jr., Attorney/Secretary, and Michael Kelly representing the Borough Engineer were also present.

The Board reviewed the bills of the Hawthorne Press and the minutes of the meetings of May 16, 2011.

The Board was informed of an upcoming application for a variance to permit the continuation of a residential use on the first floor at 568 Lafayette Avenue in the B-2 Neighborhood Commercial Zone.

Mr. Collins presented a draft resolution congratulating Mr. Silvestri on his retirement for the Board's consideration.

Respectfully Submitted,

Charles C. Collins, Jr.

Attorney/Secretary

**MINUTES OF THE REGULAR MEETING OF THE
HAWTHORNE ZONING BOARD OF ADJUSTMENT
JUNE 20, 2011**

The June 20, 2011, regular public meeting of the Hawthorne Zoning Board of Adjustment was called to order at 7:40 p.m. by the Chairman. All members were present with the exception of Mr. Silvestri. Charles C. Collins, Jr., Attorney/Secretary, and Michael Kelly representing the Borough Engineer were also present.

Mr. Hallock opened the meeting with the flag salute and announced that notice of the meeting had been published and posted in accordance with the requirements of the Open Public Meetings Act.

Bills

On motion by Terraglia with second by DeRitter, payment of the bill of the Hawthorne Press for publication in the amount of \$42.90 was approved. On motion by DeRitter with second by Joustra, payment of the bill of Burgis Associates in the amount of \$1,087.50 was approved.

Minutes

On motion by DeRitter with second by Joustra, Hallock abstaining, the minutes of the meetings, work session and regular, for May 16, 2011 were approved.

Puddingstone Goffle Holdings, LLC.

On motion by DeRitter with second by Joustra, the Board adjourned the continued hearing to July 18, 2011.

Silvestri Proclamation

On motion by Schroter with second by Gallagher, the Board adopted a congratulatory proclamation honoring retiring member Kenneth Silvestri.

Old Business

Hearings

The Chairman then called for the continuation of the hearing of the application of Patriot Development Corporation. Lots 1, 2, 2.01, 2.02, 11, 12, and 13 in Block 90 and lot 6 in Block 89. The applicant was represented by Jerome A. Vogel, Esq., Jeffer, Hopkinson & Vogel, Esqs., who described the history of the applications to develop the property and described a new proposal designed to alleviate some of the concerns expressed to date. 24 units instead of 27 would be offered in a different configuration on the property.

At this point and throughout the evening the Chairman stressed to Mr. Vogel and his witness that the proposal would be considered as a "concept", not a "plan", with the potential of being entertained in a more developed form.

Mr. Vogel introduced Bruce R. Katona, a professional planner who had previously testified in the matter, to describe the details of the proposal.

He described the relocation of 11 townhouses to a level closer to Goffle Road and the elimination of three single family homes on the Patriot property which would now consist of 20 townhouses alone. The four houses for the Minnicozzi family were likewise relocated to eliminate the need for a flag lot.

Roads as previously designed would remain but the access road from Lynack Road into the Patriot property, servicing the Minnicozzi houses would be developed to municipal standards. Overall, the concept would reduce density

from 4.07% to 3.06%; reduce disturbed area by 1.6 acres; increase open space by 24% and result in an expected reduction of auto traffic and school children.

There followed a discussion among the Board members, the witness and Mr. Vogel about the size of the units, number of bedrooms, number of trees and retaining walls being removed and access to the newly created open space.

The Chairman called for questions or comments from the audience. Philip Savoie, 188 Buena Vista Avenue and Chairman of the Shade Tree Commission applauded the plan and asked if access to the Minnicozzi houses from Goffle Road could be prohibited. Marianne Pinto, Brockhuizen Lane, questioned the retaining walls.

The Board agreed unanimously that the concept was an improvement and worth pursuing. It was agreed to adjourn the matter without date to give the applicant the opportunity to engineer the plan and return. It was agreed that before resuming the hearing the applicant's engineer and the Borough engineer would attempt to resolve as many potential issues as possible.

Mr. Vogel stated he would notice and publish once a new date had been agreed upon with Mr. Collins.

There being no further business to come before the Board on motion by Gallagher with second by Chamberlin the regular public meeting of the Hawthorne Zoning Board of Adjustment for June 20, 2011 was adjourned at 8:27 p.m.

Respectfully Submitted,

Charles C. Collins, Jr.