

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF HAWTHORNE
RE-ORGANIZATION MEETING
JANUARY 23 , 2023**

AGENDA

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, January 23, 2023 in the Auditorium-Courtroom on the first floor of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey. The work\executive session will commence at 6:45 PM with the regular public meeting to commence upon completion of the work session. Formal action may be taken at the work\executive session meetings.

ROLL CALL

PLEDGE OF ALLEGIANCE

OPEN PUBLIC MEETINGS ACT STATEMENT

REORGANIZATION

MINUTES

The minutes for the meeting of December 21, 2022 will be acted upon.

CORRESPONDENCES

- a) ZBA Annual Report

MEMORIALIZED RESOLUTIONS

Resolution #2023-001

Mitat Kikonozi, 89 8th Avenue (block 213, lots 10 & 13)

Resolution #2023-002

Memorialized Resolution for Rosanna Bianco, 18 Buena Vista Avenue, (block 100, lot 20)

OLD BUSINESS

Carol Pitaccio, 50 Sixth Avenue (block 198, lot 16)

Located R-2 Zone (One & Two Family Residential)

Applicant is seeking a C1 Variance (hardship) – Pursuant to NJSA 40-55D-701(c)(1) due to prior owner construction of deck by licensed NJ contractor retained to also obtain required building permit. Deck constructed in or about June 2005. Prior owner, during the sale of the Property, was informed that permits were not secured and the deck as constructed did not meet zoning requirements of the Borough.

Diamond Brook Hollow Condominium Association, 45 Royal Avenue (block 29, Lot 10)

This site is located in the Residential-Apartments Medium Density (R-3) Zone.

Continuation of applicant is seeking to install decks in the rear of ten (10) of the existing residential units on the property. Variances requested for Minimum Side Yard Variance and a Maximum Impervious Lot Coverage Variance (section 540a – SCH). The applicant submits that the variance can be granted under both NJSA 40:50D-70(c) 1 and 2 and request a submission waiver for wetlands certification and any other variances deemed necessary.

NEW BUSINESS

If you cannot attend the January 24th, 2022 meeting, I would appreciate your advice prior thereto if possible.

Agenda Subject to Change