

**ZONING BOARD OF ADJUSTMENT
BOROUGH OF HAWTHORNE
MAY 15 , 2023**

AGENDA

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, May 15, 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

MINUTES

The minutes for the meeting of April 17, 2023 will be acted upon.

CORRESPONDENCES

OLD BUSINESS

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

Applicant, 48 Beverly Road (block 290.02 lot 1.02)

The property is location in the R-1 Zone

Applicant is seeking to construct an in-ground pool, which requires a “C” variance in order to increase impervious lot coverage from 30.2% to 33.3% where 25% is permitted and any other variances, waivers or other relief as the Board may deem necessary.

If you cannot attend the May15th, 2023 meeting, I would appreciate your advice prior thereto if possible.

Agenda Subject to Change