

**ZONING BOARD OF ADJUSTMENT**  
**BOROUGH OF HAWTHORNE**  
**JULY 18<sup>th</sup> , 2022**  
**MEETING AGENDA**

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, July 18<sup>th</sup>, 2022 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.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

**MINUTES**

The minutes for the meeting of June 20, 2022 will be acted upon.

**OLD BUSINESS**

**Gary and Celene Luscher, 103 Mountain Avenue (block 274, lot 4)**

This site is located in the Residential (R-1) Zone.

Applicant is seeking variance approval to construct a detached 3-bay garage on their existing lot. The property contains a single-family, shed and in-ground pool making the garage a third accessory structure where two are permitted pursuant to Article 540-8B (accessory Structure) and 54014 (D) Accessory Structure Height. Applicant has revised the site plan to include the square footage of impervious coverage and has indicated that they proposed to create retaining walls with a maximum height of four feet (4') located behind the proposed garage. And any other variances deemed necessary.

**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.

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 July 18<sup>th</sup>, 2022 meeting, I would appreciate your advice prior thereto if possible.

**Agenda Subject to Change**