

**ZONING BOARD OF ADJUSTMENT**  
**BOROUGH OF HAWTHORNE**  
**NOVEMBER 21<sup>ST</sup> , 2022**  
**MEETING AGENDA**

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, November 21<sup>st</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.

**NEW BUSINESS**

**Mitat Kikonozi, 89 8<sup>th</sup> Avenue (block 213, lots 10 & 13)**

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

Applicant is seeking seeing variance approval to extend the front and rear dormers on the second floor of a two-family dwelling. Variances requested (section 540-176B) of the Borough Code and all other variances deemed necessary

**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 meeting zoning requirement of the Borough.

**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.

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.

If you cannot attend the November 21, 2022 meeting, I would appreciate your advice prior thereto if possible.

**Agenda Subject to Change**