

May 15<sup>th</sup>, 2023  
Hawthorne, NJ

The regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 6:45 p.m. in the Council Meeting Room of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey, with the following present:

**FLAG SALUTE**

Chairman Gallagher invited all present to join him in the Pledge of Allegiance.

“Adequate Notice of this meeting has been posted on the Municipal Bulletin Board, published in the legal newspaper of the Borough and a schedule, including date and time, provided to all persons entitled by law to same. “

**ROLL CALL**

Board Member.....	John F. Gallagher
Board Member.....	David A. Schroter
Board Member.....	Victor Cuttitta, Jr.
Board Member.....	Eleanor C. Wenzke
Board Member .....	Lyle Hatch
Board Member.....	Jodi DeMarco
Board Member.....	Marco Totaro - <b>absent</b>
Board Member (Alternate #1) .....	Brian J. Lind
Board Member (Alternate #2) .....	Danilo Ramirez

Also present was Board Attorney, Jim Delia, Zoning Officer Gene DeAugustines, Brandon Goldfine, Boswell Engineer and Board Secretary Joan Herve.

**APPROVAL OF MINUTES**

Chairman Gallagher entertained a motion to approve the minutes of the Meeting of April 17, 2023 moved by DeMarco, seconded by Hatch. On a roll call vote, all present voted yes (Cuttitta, DeMarco, Hatch, Lind, Wenzke, Schroter, Gallagher). Motion Carried.

**OLD BUSINESS**

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

Applicant withdrew his application, Board Member Cuttitta read the Applicant’s Attorneys letter into the record:

“Dear Chairman Gallagher and Members of the Board of Adjustment:

After and based upon consultation with the Board Attorney, please accept this letter as the request of the Applicant, Diamond Brook Hollow Condominium Association, to withdraw the pending application for the above-referenced property without prejudice. Please accept this letter as our request to re-file the application based upon the plan revision submitted on May 9, 2023 and per Mr. Delia’s instructions, as a request to transfer all unused escrow and fees to the new application. If additional funds are required, please let me know, and once this matter can be scheduled for a public hearing, The Applicant will provide new notice to property owners within 200 feet and publish its notice in the newspaper as required by the Municipal Land Use Law.

Very truly yours,  
Beattie Padovano, LLC Attorneys for Diamond  
Brook Hollow Condominium Association”

**NEW BUSINESS**

**Applicant, 48 Beverly Road (block 290.02 lot 1.02)**

The property is location in the R-1 Zone

Applicant Attorney, Bruce R. Rosenberg, Paul Gdanski, P.E. & Bridget Bogart gave a brief overview of the application. The 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.

Chairman Gallagher opened up the meeting to the public asking if anyone had any questions for these witnesses. Seeing none, he closed the meeting to the public.

Chairman Gallagher entertained a motion to approve the above application, moved by Schroter, seconded by Hatch. on a roll call vote, all voted yes, Ayes: (Cuttitta, DeMarco, Hatch, Lind, Wenzke, Schroter, Gallagher)  
Motion carried

**ADJOURNMENT**

At 7:10p.m. Chairman Gallagher entertained a motion to adjourn the regular meeting, moved by DeMarco, seconded by Cuttitta. All in favor, “Aye”.

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT WILL BE ON

**~MONDAY, JUNE 19<sup>th</sup>, 2023 ~**

**THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR MEETING IMMEDIATELY FOLLOWING**

Respectfully Submitted,

**Joan Herve, Secretary**