

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 6:54 p.m.

Open Public Meeting Statement

“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. “

FLAG SALUTE

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

ROLL CALL

Chair.....	Raymond Hallock
Vice Chair.....	John F. Gallagher
Board Member.....	David A. Schroter
Board Member.....	Scott Chamberlin
Board Member.....	Jack B. De Ritter
Board Member.....	Annamarie Sasso - absent
Board Member.....	Victor Cuttitta
Board Member (Alternate #1).....	Eleanor C. Wenzke
Board Member (Alternate #2).....	Lyle Hatch

Also, in attendance Board Attorney James Delia, Board Engineer, Mike Kelly, Board Secretary Joan Herve.

BILLS:

Chairman Hallock entertained a motion to approve the bill list and forward it to the Treasurer for payment, moved by Chamberlin, seconded by a Gallagher. On a roll call vote, all present voted yes. Motion carried.

Herald News:

Notice of Action Taken: \$27.74

APPROVAL OF MINUTES

Chairman Hallock entertained a motion to approve the minutes with corrections of the October 18, 2021 meeting, moved by Chamberlin, seconded by Cuttitta. On a roll call vote, all present voted yes, with the exception of De Ritter and Hallock who abstained. Motion Carried.

New Business

Old Business

Kristal A. McDowell, 34 Brookside Avenue (block 91, lot 18)

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

As per the request of the applicant’s attorney this application has been tabled to the next ZBA meeting. Chairman Hallock entertained a motion to table this application to the December 20, 2021, meeting, moved by Gallagher, seconded by Schroter. On a roll call vote, all present voted yes. Motion Carried.

Applicant is seeking variance approval to construct a non-conforming garage structure for relief pursuant to Article 540-14A of the Borough Code Book requires a minimum side and rear yard setbacks for accessory structure of four (4’) feet. The Applicant proposes side and rear yard setbacks of two (2’) feet. And any other variances deemed necessary.

Jonathan Martiniello, 30 Buena Vista Avenue (block 100, lot 17)

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

After Mr. Martiniello and his Professional Planner Brigitte Bogart PP, AICP were sworn in, (2) exhibits were given to the Board: Exhibits A1 & A2 Site and Surrounding Development Analysis.

Mr. Martiniello explained he is seeking variance relief of building code Section 540-176(B) of the Borough of Hawthorne Code which requires a D(2) use variance for an extension to a non-conforming use. He is proposing to add additional square footage adjacent to enclosed sunroom at 2nd floor, rear, of home. The expansion would be 300 square feet. This is to be built over existing 1st floor footprint, where no foundation work is required.

Chairman Hallock opened the meeting to the public He stated all persons who wishes to be heard on this application, please state your name and address before making your statement. Seeing none, he closed the meeting to the public.

Chairman Hallock asked the board how they would like to proceed. A motion was offered by Chamberlin, seconded by De Ritter to approve the above application subject that off-street parking will be provided. Motion Carried by roll call vote:

Ayes: Chamberlin, Cuttitta, De Ritter, Gallagher, Schroter, Wenzke

Nays: Hallock

ADJOURNMENT

At 7:23 p.m. Chairman Hallock entertained a motion to adjourn the regular meeting, moved by Gallagher, seconded by Chamberlin. All in favor, "Aye".

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, DECEMBER 20, 2021 ~
WILL BEGIN AT 6:45P.M.

Respectfully Submitted,

Joan Herve, Secretary