

# ZONING BOARD OF ADJUSTMENT

## BOROUGH OF HAWTHORNE

Municipal Building  
445 Lafayette Avenue  
Hawthorne, New Jersey 07506

Raymond G. Hallock- Chairman  
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Eleanor Conley Wenske – Alternate 2

Joan Hervé  
Secretary

## AUGUST 21<sup>ST</sup>, 2017 AGENDA

To: MEMBERS OF THE BOARD

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, August 21<sup>st</sup>, 2017 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.

The Board will consider the following items of business:

### **Flag Salute**

“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.”

### **Bills**

Hawthorne Press for legal Notices: \$32.76

### **Minutes**

The work/regular minutes for the regular meeting of June 19<sup>th</sup>, 2017 will be acted upon.

### **Resolutions**

Dina & Paul Murphy – 70 Van Winkle Avenue (Block 262, Lot 8)

Memorialize Resolution for approved applicant to install an in-ground pool.

### **New Business**

Luppino – 35 Cider Mill Rd. (Block 293.04, Lot 6)

Applicant proposes the demolition of a detached 2 car garage and the construction a new detached 2 car garage requiring the following variances: Roof height for accessory building in R-1 zone where 15 ft is required – 18 ft. provided and a 1story required – 2 stories provided and

all other variances deemed applicable at the date and time of the hearing. All variances per Hawthorne zoning 540-14 “d” section.

Castillo, 163 Forest Avenue (Block 129 Lot 11)

Applicant proposed to expand existing one family dwelling in the R-2 residential zone, will include one car garage to two car garage. Providing for a 2<sup>nd</sup> floor add a level over new ground floor foot print with a partial 2<sup>nd</sup> floor cantilever over first floor on driveway side. Variances created by this expansion: minimum side yard (one) 10ft. required-4.1 ft. provided, minimum side yard (both) 20ft. required-14.2 ft. provided, minimum rear yard setback 25ft. required-4.0ft provided. The following are variances prior to zoning ordinance: Minimum lot width: 50ft required 38; 17-11” provided. Minimum lot depth 100ft. required – 93ft. provided, minimum front yard setback 20” required -10” provided, minimum east center line street to dwelling 50ft. required – 47.5ft exists. And any other variances deemed applicable on the date and time of the hearing.

Royal Avenue LLC, (Block 29 lots 4, 5, 6 &7)

Applicant Proposed Development Use – 32 Unit multifamily residential. Variances being sought: (i) Partial screen where total required (sec. 540-22, (ii) Exceed no. of 2 bedroom units 10% (Sec. 540-18). (iii) Bulk storage 500 cu. Ft. per unit required (Sec. 540-23, (iv) 2 way aisle – 30’ – 24’ provided (Sec. 540-20) (v) steep slopes (sec. 540-15B, (vi) parking spaces 9x18 (Sec. 540-21), (vii) Number of stories (Sec. 540-7, Schedule of Bulk and Coverage Controls), (viii) structure is 3 stories where 2-1/2 required, (v) Number of units 32 where 31.94 are calculated pursuant to ordinance (Sec. 540-175 Schedule of Bulk Coverage Control(s).

If you cannot attend the August 21<sup>st</sup>, 2017 meeting I would appreciate your advice prior thereto if possible.

*Joan Herve* Secretary