

ZONING BOARD OF ADJUSTMENT

BOROUGH OF HAWTHORNE

Municipal Building
445 Lafayette Avenue
Hawthorne, New Jersey 07506

Raymond G. Hallock- Chairman
John F. Gallagher -Vice Chairman
Scott Chamberlin – Board Member
Jack De Ritter– Board Member
Kevin Duffy– Board Member
David Schroter– Board Member
AnnaMarie Sasso– Board Member
Victor Cuttitta– Alternate 1
Eleanor Conley Wenske – Alternate 2
Walter Garner – Acting Board Member (Royal Ave)

Joan Hervé
Secretary

NOVEMBER 20TH, 2017 AGENDA

To: MEMBERS OF THE BOARD

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, November 20th, 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: \$36.66

Minutes

The work/regular minutes for the regular meeting of October 16th, 2017 will be acted upon.

2018 ZBA Meeting – Approval of the 2018 ZBA meeting schedule.

Memorialize Resolutions - None

New Business

Donald & Pamela Spinelli, 260 Lafayette Avenue (Block 103, Lot 16)

Applicant proposes to convert the first floor from commercial use to a three-bedroom apartment.

Old Business

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 November 20th, 2017 meeting I would appreciate your advice prior thereto if possible.

Joan Herve Secretary