

# ZONING BOARD OF ADJUSTMENT

## BOROUGH OF HAWTHORNE

Municipal Building  
445 Lafayette Avenue  
Hawthorne, New Jersey 07506

Raymond G. Hallock- Chairman  
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Victor Cuttitta– Alternate 1  
Eleanor Conley Wenske – Alternate 2

Joan Hervé  
Secretary

### SEPTEMBER 18<sup>TH</sup>, 2017

## AGENDA

To: MEMBERS OF THE BOARD

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, September 18<sup>th</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: \$42-12

### **Minutes**

The work/regular minutes for the regular meeting of August 21<sup>st</sup>, 2017 will be acted upon.

### **Resolutions**

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

Memorialize Resolution for approved applicant for the demolition of a detached 2 car garage and the construction a new detached 2 car garage.

Castillo, 163 Forest Avenue (Block 129 Lot 11)

Memorialize Resolution for approved 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.

### **New Business**

Abby & Wesley Dekkers, 128 Pasadena Place, (Block 270, lot 14)

Applicant is proposing to remove an existing garage and construct a (2) car garage. Variances are for relief from requirements for side yard and front yard setbacks. Other variances indicated on the drawing are for existing, non-conforming conditions.

Arthur Klawinowski, 81 Parmelee Avenue, (Block 140, Lot 3)

Applicant is proposing to install a modestly sized 10 foot by 14 foot deck on the rear of the existing structure. The deck will replace an existing ground level patio and be similarly sized. Variances being sought: Rear Yard Setback - 50ft. required 40 ft. requested. Stairway to deck is 35 feet from rear lot line. Side Yard setback – 15ft. required, 11ft. requested

### **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 September 18<sup>th</sup>, 2017 meeting I would appreciate your advice prior thereto if possible.

*Joan Herve* Secretary