

**ZONING BOARD OF ADJUSTMENT**  
**BOROUGH OF HAWTHORNE**  
**FEBRUARY 28<sup>th</sup> , 2022**  
**MEETING AGENDA**

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, February 28<sup>th</sup>, 2022 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.

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**OPEN PUBLIC MEETINGS ACT STATEMENT**

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne is now in session. In accord with the provisions of Section 5 of the "Open Public Meetings Act", "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. "

**PAYMENT OF BILLS**

Herald News: Notice of Action:	\$ 57.68
Training Classes for New ZBA Members	\$885.00
GANN Law Books	\$327.50

**MINUTES**

The minutes for the re-organization meeting of January 24, 2022 will be acted upon.

**OLD BUSINESS**

**Gary and Celene Luscher, 103 Mountain Avenue (block274, lot 4)**

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

Applicant is seeking variance approval to construct a detached 3-bay garage on their existing lot. The property contains a single-family, shed and in-ground pool making the garage a third accessory structure where two are permitted pursuant to Article 540-8B (accessory Structure) and 54014 (D) Accessory Structure Height. Where has the garage height will be 23 feet where 15 feet is permitted. And any other variances deemed necessary.

**NEW BUSINESS**

If you cannot attend the February 28<sup>th</sup>, 2022 meeting, I would appreciate your advice prior thereto if possible.

**Agenda Subject to Change**