

ZONING BOARD OF ADJUSTMENT

BOROUGH OF HAWTHORNE

MAY 16th, 2022

MEETING AGENDA

The regular meeting of the Hawthorne Zoning Board of Adjustment will be held on Monday, May 16th, 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.

PLEDGE OF ALLEGIANCE

ROLL CALL

OPEN PUBLIC MEETINGS ACT STATEMENT

MINUTES

The minutes for the meeting of April 18, 2022 will be acted upon.

CORRESPONDENCE

- a) Rayna Laiosa, Hawthorne Environmental Commission to Pledge Support for NJ Wildlife Action Plan.

NEW BUSINESS

53 Braen Avenue, LLC, 10 Sotnick Street (block 287, lot 8)

Zoning Board of Adjustment will consider the terms and conditions of a proposed Settlement in the matter entitled 53 Braen Avenue, LLC v. Borough of Hawthorne Zoning Board of Adjustment. The proposed Settlement would permit the applicant to construct a two-family home which shall be compliant with all bulk requirements of the Zone. As a condition of approval, a deed restriction would be provided if the property could not be subdivided at any future time, and that restriction would run with the land and be restriction for all future owners and successors in title. The rear portion of the property shall remain in its natural state and serve as a buffer.

Mr. & Mrs. Mariella, 23 Sicomac Road (block 297.01 lot 4)

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

Applicant proposed to remove a portion of the existing second floor of a one-family dwelling and construct an add-a level of 1,284.4 square feet in area (28'-4" X 45'-4") with cantilevered portion of the front of the dwelling to match the existing and a two (2) feet rear yard cantilever over the rear first floor wall (entire length of dwelling) and construct a roof-over only porch cover over the exiting concrete front yard patio entry. Additional work to include removal of an existing shed and removal of an existing roof over a rear concrete patio. (Ordinance Section 540 of the Borough of Hawthorne, NJ).

OLD BUSINESS

Gary and Celene Luscher, 103 Mountain Avenue (block 274, 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. Applicant has revised the site plan to include the square footage of impervious coverage and has indicated that they proposed to create retaining walls with a maximum height of four feet (4') located behind the proposed garage. And any other variances deemed necessary.

Diamond Brook Hollow Condominium Association, 45 Royal Avenue (block 29, Lot 10)

This site is located in the Residential-Apartments Medium Density (R-3) Zone.

Applicant is seeking to install decks in the rear of ten (10) of the existing residential units on the property. Variances requested for Minimum Side Yard Variance and a Maximum Impervious Lot Coverage Variance (section 540a – SCH). The applicant submits that the variance can be granted under both NJSA 40:50D-70(c) 1 and 2 and request a submission waiver for wetlands certification and any other variances deemed necessary.

If you cannot attend the May 16th, 2022 meeting, I would appreciate your advice prior thereto if possible.

Agenda Subject to Change