

December 18th, 2017
Hawthorne, NJ

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 6:50 p.m. in the Board of Education Meeting Room on the Second floor of the of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey, with the following present:

Chairman Hallock.....	Ray Hallock
Vice Chair.....	John F. Gallagher
Board Member.....	David A. Schroter
Board Member.....	Scott Chamberlin
Board Member (Alternate #1).....	Victor Cuttitta
Board Member (Alternate #2).....	Eleanor C. Wenzke
Zoning Board Attorney.....	James Delia. Esq.
Zoning Board Secretary.....	Joan Hervé
<u>ABSENT</u>	
Board Member.....	Jack B. De Ritter
Board Member.....	Kevin Duffy
Board Member	AnnaMarie Sasso

FLAG SALUTE

Chairman Hallock invited all present to join him in the Pledge of Allegiance.

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:

Chairman Hallock entertained a motion to approve the bill list and forward it to the Treasurer for payment, moved by Gallagher, seconded by a Schroter. On roll call, all present voted yes. Motion carried.

Hawthorne Press for Legal Notices: \$33.10
Hawthorne Press for Meeting Schedule \$31.98

APPROVAL OF MINUTES

Chairman Hallock entertained a motion to approve the minutes of the Regular Meeting of November 20th, 2017, moved by Chamberlin, seconded by Wenzke, on roll call, all voted yes. Motion carried.

MEMORIALIZED RESOLUTIONS

Donald & Pamela Spinelli, (Block 103, Lot 16)

Chairman Hallock entertained a motion to adopt memorialize resolution for approved Applicant who proposed to convert the first floor from commercial use to a three- bedroom apartment. Moved by Gallagher, seconded by Wenzke, on roll call, all voted yes. Motion carried.

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

Acting Chairman Schroter entertained a motion to adopt memorialized resolution for approval of The Board of Adjustment who rendered an interpretation that the application made by Royal Realty LLC, for a variance from the permitted bedroom count for a proposed multi-family residential project requires "C" (Bulk) variance approval. Moved by Chamberlin, seconded by Cuttitta, on roll call, all voted yes. Motion carried by 4 – 0 vote.

NEW BUSINESS

Christine Haggerty, 8 Oak Place (block 109, lot 24)

Chairman Hallock entertained a motion to approved Applicant looking to construct a deck in the rear yard, requesting a side yard variance of 6 feet where 10 feet is required. A combined side yard variance of 6 feet/8.07 feet where 10 feet/10 feet is required; and all other variances deemed necessary by the board. Moved by Gallagher, seconded by Chamberlin, on roll call, all voted yes.

DISCUSSION

Chairman Hallock stated applicant CHCC will be back sometime in February or March because the County is now requiring a light to be installed on Sicomac.

ADJOURNMENT

At 7:03p.m. Chairman Hallock entertained a motion to adjourn the regular meeting, moved by Cuttitta Ritter, seconded by Chamberlin. All in favor, "Aye".

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, JANUARY 22ND, 2018 ~
THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR
MEETING IMMEDIATELY FOLLOWING

Respectfully Submitted,
Joan Herve, Secretary