

May 15th, 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 Council Meeting Room of the Municipal Building, 445 Lafayette Avenue, Hawthorne, New Jersey, with the following present:

Vice Chair.....	John F. Gallagher
Board Member.....	Jack B. De Ritter
Board Member.....	David A. Schroter
Board Member.....	Scott Chamberlin
Board Member.....	Kevin Duffy @ 6:55
Board Member.....	AnnaMarie Sasso
Zoning Board Attorney.....	James Delia. Esq.
Zoning Board Secretary.....	Joan Hervé
Board Engineer.....	Mike Kelly
Board Member (Alternate #1).....	Curtis Leininger
Board Member (Alternate #2).....	Eleanor C. Wenzke
<u>ABSENT:</u>	
Chair.....	Raymond Hallock

FLAG SALUTE

Vice Chairman Gallagher 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:

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

Hawthorne Press for Legal Notices: \$27.30

APPROVAL OF MINUTES

Vice Chairman Gallagher entertained a motion to approve the minutes as amended of the Regular Meeting of April 19th, 2017, moved by Schroter, seconded by Sasso. On roll call, all present voted yes. Motion carried.

New Business

CHCC (the Vista)

Applicant is requesting an addition one year extension. Vice Chairman Gallagher explained the problem is not with the applicant starting this project it's with the Bergen/Passaic County not completing their portions of the job. Our Counsel noted the applicant did not need to be present. **Discussion:** Board

Member Schroter asked when this will be resolve and with the issues are with the Counties. Attorney Delia explained he does not know the reason for the delay in Passaic County however with Bergen County he spoke with the applicant attorney Mr. Vogel who explained there is a County Access Easement Agreement which has been taken sometime to negotiate. There is a meeting date in June which they expected to resolve at that time.

Vice Chairman Gallagher entertained a motion to extend applicant for an additional one (1) year extension, June 15, 2018, moved by De Ritter, second by Chamberlin. On roll call, De Ritter, Schroter, Gallagher all voted yes, Chamberlin, Sasso & Duffy abstained. Motion Carried.

Van Den Berg Reality, LLC - 119 Fourth Avenue (Block 167, Lot 1)

Owner of property explain the property is located in a R2 Residential Zone, it's an unapproved lot. The Lot is 122 ft. x 56.14 ft. Applicant is seeking approval to construct a two family home on the subject lot. Under the ordinance, a lot width of 65' is required. Due to the existing lot width of 56.14', variance approval for the minimum lot width is required. No new variances are being created as a result of this application. An application seeking similar variance relief for the subject property was previously approved by a resolution adopted on October 18, 2010 and was extended by a Resolution approved on October 15, 2012. Due to economic reason it was not constructed, however they are looking to construct with the same approval has before. After being sworn Bruce Rigg applicant engineer describe the subject lot. Vice Chairman Gallagher asked about off-street parking. There will be two separate off street parking areas, one on Utter Avenue and one on Fourth Avenue, total of (4). Chamberlin asked where the front yard is located. Mr. Rigg – for zoning purposes it is on Fourth Avenue. The plans are exactly the same as there were previously.

Vic Chairman asked if anyone from the public would like to speak.

Seeing none, Vice Chairman Gallagher entertained a motion to approve applicant to construct a two family home on the subject lot, moved by De Ritter, seconded by Chamberlin. On roll call all present voting yes. Motion Carried.

Dina & Paul Murphy – 70 Van Winkle Avenue (Block 262, Lot 8)

After being sworn applicant explained there is requesting to put in a pool – Variances requested: 456-6: Proximity to property line – 10 ft. required side yard. Pool will be 4 ft. from side property line. 540-8: Impervious coverage – 50% is allowed, homeowner is proposing 68.5%. After a lengthily discussion & board concerns of the location of the pool it was decided to tabled until the June 19th meeting for the applicant to revise their plans.

Vice Chairman entertained a motion to move this application to June 19th meeting, moved by Chamberlin, seconded by Schroter. On roll call all present voting yes. Motion carried.

ADJOURNMENT

At 7:23p.m. Vice Chairman Gallagher entertained a motion to adjourn the regular meeting, moved by Schroter, seconded by De Ritter. All in favor, “Aye”.

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, JUNE 19th, 2017 ~
THE WORK SESSION WILL BEGIN AT 6:45P.M. WITH THE REGULAR
MEETING IMMEDIATELY FOLLOWING

Respectfully Submitted,
Joan Herve, Secretary