

ZONING BOARD OF ADJUSTMENT
BOROUGH OF HAWTHORNE
JUNE 15TH, 2020
AGENDA

GoToMeeting on June 15, 2020 at 6:45 PM, Eastern Daylight Time.
The topic is Borough of Hawthorne Board of Adjustment meeting. The
following is the information to join the meeting:

Join GoToMeeting

Zoning Board of Adjustment Meeting

Mon, Jun 15, 2020 7:00 PM - 10:00 PM (EDT)

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/JoanHerve/zoning-board-of-adjustment-meeting>

You can also dial in using your phone.

United States: [+1 \(224\) 501-3412](tel:+12245013412)

Access Code: 961-336-749

Call to Order

Pledge of Allegiance

Roll Call

Open Public Meeting 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", I wish to advise that notice of this meeting has been posted in the front lobby entrance to the Council Chambers of the Borough Hall and that a copy of the schedule of this meeting has also been filed with the Borough Clerk, and that copies of the annual notice of meetings, of which this is a part, have been heretofore sent to The Record and the Herald News - newspapers with general circulation throughout the Borough of Hawthorne

This meeting is being conducted virtually via GoToMeeting which provides both audio and visual participation and would have otherwise taken place in the Council Chambers of the Hawthorne Municipal Building, 445 Lafayette Avenue, Hawthorne, NJ. Notice of this virtual meeting and participation instructions were published in both The Record and the Herald News at least 48 hours prior to the meeting. The notice and instructions were also posted on the Borough Website and the meeting agenda. The agenda was posted on the front and rear entrances of Borough Hall, in addition to the locations previously stated.

Bills

Herald News:

 Cancellation Notice: \$9.89

Approval of Minutes

February 24th, 2020 will be acted upon.

Resolutions

Robert & Cristen Verrengia, 43 Sunrise Drive (Block 276.01, Lot 6)

Memorialized Resolution for the applicant who sought relief from Section 540; attachment 1 Schedule of Bulk & Coverage Controls. Applicant proposed a 629 s.f. addition to the rear of an existing single-family dwelling, a 265 s.f. second story addition over an existing single-story garage, a 268 s.f. patio at the rear of the dwelling and will remove and replace existing retaining walls located in rear yard.

New Business

Michael Cannata, 101 Bamford Avenue (Block 143, Lot 7)

The Applicant proposed to add a ground-floor addition to the existing two-family home to provide more living space for the owner to occupy the first floor. The addition will require variances Ordinance Section 540-11 and 540a Schedule to Bulk Controls Table for the following;

Minimum Side Yard:	Required –15’	Existing - 8.6’	Proposed - 12.5’
Minimum Side Yard (Both):	Required –40’	Existing – 20.7	Proposed - 27.6’
Maximum Lot Coverage Building:	Required –25%	Existing – 19.8%	Proposed – 25.96%
Maximum Impervious Coverage	Required –50%	Existing – 47.4%	Proposed – 55.28%

Expansion of a Non-Conforming Use and any other variances or waivers deemed necessary by the Board of Adjustment.

Old Business

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

WILL BE CARRIED TO THE July 20, 2020 meeting

For applicant proposing to subdivide lot 8 and construct two-family dwelling on each lot; lot 8.01 19,388 s.f. (.045 acres), lot 8.02 26,168 s.f. (.060 acres). Site is located in the Residential, One (1) Family (r-1) Zone. Variances & Waivers being sought; minor subdivision and use variances and any other variances deemed necessary. *(to be carried at request of applicant)*

If you cannot attend the June 15th, 2020 meeting, I would appreciate your advice prior thereto if possible.

Agenda Subject to Change