

June 15th, 2020
Hawthorne, NJ

The Regular Meeting of the Zoning Board of Adjustment of the Borough of Hawthorne was held on the above date at 7:20 p.m.

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.

FLAG SALUTE

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

ROLL CALL

Chair.....	Raymond Hallock
Vice Chair.....	John F. Gallagher
Board Member.....	David A. Schroter
Board Member.....	Scott Chamberlin
Board Member	Kevin Duffy - absent
Board Member.....	Jack B. De Ritter
Board Member.....	Annamarie Sasso
Board Member (Alternate #1).....	Victor Cuttitta
Board Member (Alternate #2).....	Eleanor C. Wenzke

Also, in attendance was, Board Attorney James Delia Board Engineer Mike Kelly and Board Secretary Joan Herve.

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 a roll call vote, all present voted yes. Motion carried.

Herald News:
Meeting Cancellation Notice: \$9.89

APPROVAL OF MINUTES

Chairman Hallock entertained a motion to approve the minutes of the February 24th, 2020 meeting moved by Gallagher, seconded by Sasso. On a roll call vote, all present voted yes, with the exception of De Ritter and Hallock who abstained. Motion Carried.

MEMORIALIZED RESOLUTION

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

Chairman Hallock entertained a motion to adopt the Memorialize Resolution #2020-001 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. Moved by De Ritter, seconded by Chamberlin. On a roll call vote, all present voted yes with the exception of Hallock who abstained. Motion carried.

NEW BUSINESS

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

Robert E. Landel, Applicant’s Attorney and Ed Easse applicant’s Architect/Planner testified on behalf of the applicant and gave an over view of the applicants proposed plans. He stated this is an Expansion of a Non-Conforming Use. Applicant proposes 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%

Mr. Easse stated he did a walking on-site inventory of this property in relation to a two-block area which entailed McKinley, Warburton, Parmelee and Bamford. For the record Mr. Easse discussed a new exhibit which was marked as “Exhibit A1” (Zoning Analysis). This analysis shows all existing conforming uses but not necessarily anyone who conforms with the right zoning characteristics and non-conforming uses which are two-families within the R1-Zone which are same characteristics in this zone that are being used for both (1) and (2) family uses. There have been no conversions from (1) family to (2) family since the ordinance has been passed for this district. They all are existing non-conforming. Therefore, in his opinion, the expansion even though it is over both on building and impervious coverage will not impair or cause any visual determinant to our neighbors or to the zone. Questions were raising regarding the parking. Mr. Easse responded parking should not be a problem as there is an extra-long driveway and 2-car garage space in the back and it existed that way for many years.

Board Engineer Mike Kelly, indicated he provided a revised report dated June 4, 2020, Mr. Easse did address all the comment in that report, the one item he wanted him to discuss tonight was the drainage where they did indicate they will provide on-site retention. The applicant will have to submit a soil movement application, other than that they are not further encroaching on the side-yard setback that are already deficient.

For the record, Vice-Chairman Gallagher asked the applicant when you purchased the property was it already a two-family house. Applicant responded – yes.

Chairman Hallock opened the meeting to the public. He stated if anyone desired to be heard, state your name and address for the record.

Seeing or hearing none, the Chairman closed the meeting to the public.

Chairman Hallock entertained a motion to approve the above application, moved by Gallagher, seconded by De Ritter. On a roll call vote, all present voted yes, with the exception of Hallock who voted “no”. Motion carried

OLD BUSINESS

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

Hearing tabled to the July 20, 2020 ZBA 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.

Chairman Hallock entertained a motion to table this application to the July 20, 2020, moved by Gallagher, seconded by Chamberlin. On a roll call vote, all present voted yes, with the exception of Hallock who abstained. Motion Carried.

ADJOURNMENT

At 8:15 p.m. Chairman Hallock entertained a motion to adjourn the regular meeting, moved by Chamberlin, seconded by Sasso. All in favor, “Aye”.

THE NEXT REGULAR MEETING OF THE ZONING BOARD OF ADJUSTMENT
WILL BE ON
~MONDAY, JULY 20, 2020 ~
WILL BEGIN AT 7:00P.M.

Respectfully Submitted,
Joan Herve, Secretary