

**RESOLUTION 2025-001**

**ADOPTING THE 2024 ANNUAL REPORT OF  
THE ZONING BOARD OF ADJUSTMENT  
OF THE BOROUGH OF HAWTHORNE**

Resolution # 2024-001

Tito Cardoniga and Angela Nobre  
92 Sunrise Drive  
Block 276.04, Lot 4

Single story addition to one family residence, rear yard setback variance – **APPROVED**

Resolution #2024-002

293 Lafayette LLC  
219 Lafayette Ave  
Block 31, Lot 1

Convert second story space from commercial use to residential apartments (“d” variance/density, 2 units allowed/5 proposed) – **APPROVED**

Resolution #2024-003

David Stier and Candida Rivera  
40 Alexandria Avenue  
Block 260, Lot 13

Two story addition to permitted 2 family home. Variances for side yard, side yard (both), front yard, impervious coverage, required driveway separation – **APPROVED**

Resolution #2024-004

Cindy Saunders  
94 Bamford Avenue  
Block 144, Lot 14

Construct an open deck. Variance for side yard, side yard (both) and impervious coverage – **APPROVED**

Resolution #2024-005

Ali Rivera  
126 Fourth Avenue  
Block 164, Lot 10

Reconstruct home on existing footprint/existing location. Variances for side yard, side yard (both) and rear yard – **APPROVED**

Resolution #2024-006 (NOT USED)

Resolution #2024-007

George and Nadine Vaccarino  
148 Cedar Avenue  
Block 103, Lot 7

Construct 2 story addition, variances for side yard, side yard (both), front yard, impervious coverage - **APPROVED**

**ROLL CALL VOTE**

The above resolution was moved by Hatch, seconded by Cottitta, and on a roll call, the following vote was recorded:

THOSE IN FAVOR: 7  
THOSE OPPOSED: 0

**CERTIFICATION**

The undersigned Secretary of the Zoning Board of Adjustment of the Borough of Hawthorne does hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Zoning Board at its regular meeting held on 1/27/25, 2025.

DATED: 1/28/25

Jean Neme  
ZBA Secretary