

**MINUTES OF THE JANUARY 24, 2023 ZONING BOARD OF ADJUSTMENT  
REORGANIZATION & REGULAR MEETING**

The following are the minutes of the January 24, 2023 Reorganization and Regular Meeting of the Zoning Board of Adjustment of the Borough of Pompton Lakes that was held in the Municipal Building, 25 Lenox Avenue and called to order at 8:00 P.M.

Mr. Hunt read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

**OATH OF OFFICE:**

Mayor Mike Serra read the Oath of Office to the following Board members:  
Mr. Stephen Baig, Ms. Maureen Bernstock, and Mr. Jared Luciani

A roll call indicated the following members were present: Mr. Willie Hunt, Mr. Frank Abate, Ms. Mary Curran, Mr. Michael Coss, Ms. Maureen Bernstock, Mr. David Rowan, Mr. Stephen Baig, and Mr. Jared Luciani. Excused was Mr. Norbert Wnuk.

Also present were Andrew Brewer; Board Attorney, Carl O'Brien; Board Engineer, Mayor Mike Serra, Councilman Erik DeLine, and Carmelina Fusaro; Board Secretary.

**APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN:**

Motion moved by Ms. Curran and seconded by Mr. Baig for the appointment of Mr. Willie Hunt as Chairman of the Board. **All voted in favor.**

Motion moved by Mr. Hunt and seconded by Ms. Curran for the appointment of Mr. Frank Abate as Vice Chairman of the Board. **All voted in favor.**

**REORGANIZATION APPOINTMENTS:**

**Board Secretary:** Motion moved by Mr. Hunt, seconded by Ms. Curran for the appointment of Carmelina Fusaro as Secretary of the Board. **All voted in favor.**

**Board Attorney:** Motion moved by Mr. Rowan, seconded by Ms. Curran for the appointment of Maraziti Falcon LLP / Andrew Brewer, Esq. as Board Attorney. **All voted in favor.**

**Board Engineer:** Motion moved by Mr. Abate, seconded by Ms. Curran for the appointment of Colliers Engineering & Design / Carl O'Brien as Board Engineer. **All voted in favor.**

**Board Planner:** Motion moved by Mr. Baig, seconded by Mr. Abate for the appointment of Colliers Engineering & Design / Debbie Lawlor as Board Planner. **All voted in favor.**

**Open Space Committee Representative:** Motion moved by Mr. Abate, seconded by Mr. Hunt for the appointment of Mr. Jared Luciani as Open Space Committee Representative. **All voted in favor.**

**Official Legal Newspaper:** Motion moved by Mr. Abate, seconded by Ms. Curran for the approval of the Suburban Trends as the official Newspaper of the Board. **All voted in favor.**

**Alternate Legal Newspapers:** Motion moved by Ms. Curran, seconded by Mr. Rowan for the approval of The Herald News or The Record as the alternate newspapers. **All voted in favor.**

**Meeting Date & Time:** Motion moved by Mr. Hunt, seconded by Mr. Abate: The Pompton Lakes Zoning Board of Adjustment meets on the fourth Tuesday of each month at 8:00 P.M. in the Municipal Building, 25 Lenox Ave, Pompton Lakes, New Jersey unless otherwise noted. **All voted in favor.**

Mr. Hunt adjourns the Reorganization meeting 8:09 P.M. **All voted in favor.**

### **REGULAR MEETING:**

The Regular meeting was opened at 8:10 P.M.

A roll call indicated the following members were present: Mr. Willie Hunt, Mr. Frank Abate, Ms. Mary Curran, Mr. Michael Coss, Ms. Maureen Bernstock, Mr. David Rowan, and Mr. Stephen Baig, and Mr. Jared Luciani. Excused was Mr. Norbert Wnuk.

Also present were Andrew Brewer; Board Attorney, Mayor Mike Serra, Council Liaison Erik DeLine, and Carmelina Fusaro; Board Secretary.

### **MINUTES:**

Regular Meeting Minutes dated December 27, 2022. Motion to accept made by Ms. Bernstock, seconded by Mr. Rowan.

**Roll Call: Mr. Hunt Yes, Mr. Abate Yes, Ms. Curran Present, Mr. Coss Yes, Ms. Bernstock Yes, Mr. Rowan Yes, Mr. Baig Yes, and Mr. Luciani Yes.**

### **CORRESPONDENCE:**

- **INTRODUCTION OF ORDINANCE NO. 1-2023** – AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 “ZONING”, ARTICLE V “REGULATIONS GOVERNING CERTAIN USES”, SECTION 92-22 “PARKING, LOADING AND AUTOMOTIVE SERVICES” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE.
- **INTRODUCTION OF ORDINANCE NO. 3-2023**  
AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 “ZONING”, ARTICLE XII “SCHEDULE OF REGULATIONS” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE
- **RE: Adoption of Ordinance No. 1-2023**  
AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 “ZONING”, ARTICLE V “REGULATIONS GOVERNING CERTAIN USES”, SECTION 92-22 “PARKING, LOADING AND AUTOMOTIVE SERVICES” OF THE CODE OF THE BOROUGH OF BLOOMINGDALE
- MEMO FROM ELIZABETH BRANDSNESS JANUARY 4, 2023 RE: APPOINTMENTS APPROVED BY THE MAYOR AND COUNCIL.
- MEMO FROM ELIZABETH BRANDSNESS JANUARY 4, 2023 RE: COUNCIL LIAISON INFORMATION APPROVED BY THE MAYOR AND COUNCIL.

**APPLICATIONS: None.**

**RESOLUTIONS:**

1. BOA# 22-06  
Anthony J. Rodriguez

Motion moved to approve the Resolution BOA 22-06 by Mr. Baig, seconded by Mr. Rowan.

**Roll Call: Mr. Hunt Yes, Mr. Abate Yes, Ms. Curran Present, Mr. Coss Yes, Ms. Bernstock Yes, Mr. Rowan Yes, Mr. Baig Yes, and Mr. Luciani Yes.**

**NEW/UNFINISHED BUSINESS: None.**

Mr. Hunt asked about the Open Space Committee - Mr. Luciani answered and confirmed that he did not attend the Open Space Meeting but updated on some of the projects listed on their agenda such as our town parks and a donation from the PLRYO Basketball Team on the new scoreboard table for the use in the Pompton Lakes High School Gym.

**PUBLIC DISCUSSION:**

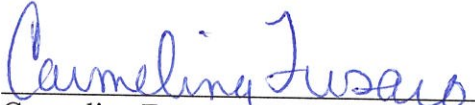
Mr. Hunt opens the meeting to public discussion.

Mr. Abate brought up giving the applicants back the plans that are distributed to the board for review for the application hearing. Board had discussed and conclusion was to give back any unused plans to the Board Secretary to return to the applicant.

Mr. Hunt closes meeting to public discussion.

**ADJOURNMENT:**

Motion to adjourn by Ms. Curran, second by Ms. Bernstock. **All voted in favor.** Meeting adjourned at 8:17 P.M.

  
Carmelina Fusaro, Board Secretary