

**MINUTES OF THE MAY 23, 2023 ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

The following are the Minutes of the May 23, 2023 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 pm.

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

This meeting was video recorded and will be broadcasted for later viewing for the public.

OATH OF OFFICE: None.

A roll call indicated that 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, Mr. Jared Luciani, and Mr. Mark Figula.

Excused was Mr. Norbert Wnuk.

Also present were Mr. Andrew Brewer, Board Attorney; Councilman Erick DeLine, and Mrs. Carmelina Fusaro, Board Secretary.

MINUTES:

Regular Meeting Minutes dated April 25, 2023.

Motion to accept Regular Meeting Minutes made by Mr. Luciani, seconded by Mr. Abate. **All eligible voted in favor.**

CORRESPONDENCE:

1 - Adoption of Ordinance No. 15-2023*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*

2 - Adoption of Ordinance No. 16-2023*AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING", ARTICLE XI "DEFINITIONS" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE*

3 - Memo from Municipal Clerk – Elizabeth Brandsness – Ordinance 23-16

APPLICATIONS:**1. BOA# 23-01**

Brian Zimmermann
75 Durham Street,
Pompton Lakes, NJ 07442
Block 3600 Lot 16 Zone R-4
(Continuation from April 25th Meeting)

Mr. Hunt introduces Mr. Zimmermann and indicated that this was a continuation from last meeting and to present the changes made to the application.

Mr. Zimmermann explains the measurements are updated to the front yard setback and corrected the rear yard setback that is now included on the survey. The side yard setback was amended and stated that this was all reviewed with the Building Department.

Mr. Hunt asked Mr. Zimmermann to read his Hardship Letter that will be noted as Public Record.

Mr. Zimmermann reads his Hardship letter to the Board.

Mr. Hunt opens to the Board for any questions to the applicant or the changes made to the application.

Mr. Rowan noted in the last meeting there were some issues with the neighbor and wanted to know if they were present tonight.

Mr. Zimmermann replied that he had a discussion with the neighbor and they have no issues.

Mr. Baig asked about the Fire Resistant material. Mr. Zimmermann replied that he spoke with the Building Department and it will follow to code.

Mr. Abate noted if he makes the garage longer in depth and narrow then it could meet the 10' side yard setback.

Mr. Zimmermann passes Exhibit A-1 to the Board to view other houses in his neighborhood with the same setbacks as he is requesting.

The Board views Exhibit A-1.

Mr. Hunt asks the Board if they have any further questions.

Mr. Hunt opens to the public for any questions. No comments from the public and closes the public session.

Mr. Rowan stated in his opinion that Mr. Zimmermann presented this application well.

Motion to accept application BOA 23-01 was made by Mr. Rowan seconded by Mr. Abate.

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

2. BOA# 23-02

Thaddeus Kowal
64 Perrin Avenue,
Pompton Lakes, NJ 07442
Block 5000 Lot 9 Zone R-4

Laura & Thaddeus Kowal was sworn in by Board Attorney, Mr. Andy Brewer.

Mr. Hunt asks the applicant to explain this project.

Mr. Kowal stated the purpose for this project is for his family and explains that they are in need of more room. They are not changing the footprints but just adding on a front porch. Mrs. Kowal also added that the proposed setbacks are not in accordance to the Zone and they needed to come in for a Variance.

Mr. Hunt & Ms. Curran both viewed the house and other homes with front porches and had no further comments to the applicants.

Mr. Hunt opens this to public.

Councilman DeLine spoke about the R-5 Zone which was indicated on the cover page of the plans and stated that it is incorrect and should be corrected to R-4 Zone.

Motion to accept application BOA 23-02 with correction of the cover page of the plans from R-5 Zone to R-4 Zone was made by Ms. Curran seconded by Mr. Baig

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

RESOLUTIONS: None.

NEW/UNFINISHED BUSINESS: None.

PUBLIC DISCUSSION:

Mr. Hunt opened the meeting to the public. There were no comments from the public.

Mr. Hunt addressed Mr. Luciani on the Open Space Committee.

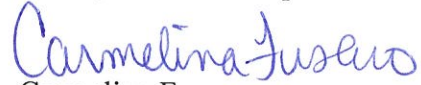
Mr. Luciani reported - Willow Field project is awaiting permits to start and a grant was received to help with the cost. Hershfield Park Phase I will be starting shortly and indicated that the Footbridge will not affect the Summer Camp. Electricity will be installed to run to the

back Baseball Field and a PA system is to be installed for all areas of the field for sport activities. Carlough Field is waiting on an Elevation Certificate to continue with next phase which sums up his report.

Mr. Hunt closed public session.

ADJOURNMENT:

Motion to adjourn by Mr. Rowan, second by Ms. Bernstock. **All voted in favor.** Meeting adjourned at 8:39 pm. Next meeting to be held on June 27, 2023 at 8:00 pm.


Carmelina Fusaro
Board Secretary