

**MINUTES OF THE JUNE 27, 2023 ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

The following are the Minutes of the June 27, 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. This meeting was video recorded and will be broadcasted for later viewing for the public.

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

**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, and Mr. Mark Figula.

Excused was Mr. Stephen Baig and Mr. Jared Luciani.

Mr. Norbert Wnuk was absent.

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

**MINUTES:**

Regular Meeting Minutes dated May 23, 2023.

Motion to accept Regular Meeting Minutes made by Ms. Curran, seconded by Ms. Bernstock.  
**All eligible voted in favor.**

**CORRESPONDENCE:**

1. Borough of Oakland -Introduction of Ordinances 23-Code-905 and 23-Code-906, and notice of public hearing for June 14, 2023.
2. Borough of Pequannock – Ordinance No. 2023-10 - Ordinance amending the Zoning Map of the Township of Pequannock.

**APPLICATIONS:**

1. BOA 23-03  
Jeff Savastano  
223 Willow Avenue,  
Pompton Lakes, NJ 07442  
Block 10900 Lot 7 Zone R-4

Mr. Jeff Savastano and Mrs. Jennifer Savastano was sworn in by Board Attorney, Mr. Andy Brewer.

Mr. Hunt asks the applicant to explain this project.

Mr. Savastano explains his project and states he would like to put up a garage and relocate the shed but his property is considered with 2 Frontals.

Mr. Hunt has several questions regarding this project after visiting the site and asked about the relocation of the Generator and Breezeway which does not meet 10ft side setback.

Mr. Savastano would like to amend his application to include another variance for a Breezeway to be 9.7' from right side property line.

Mr. Brewer accepted this amendment to this application.

Mr. Hunt stated the construction of the driveway is going onto Maple Ave which is Borough Property and the Board cannot approve this plan.

Mr. Brewer explains that this Board can only approve what is on your property and anything that is not on your property will have to be approved by the Municipality.

Mr. Abate include that he will also need a Right of Way to be approved by the Borough.

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

Mr. Abate asked if the current driveway will continue onto Maple Ave.

Mr. Savastano replied that he will increase patio space as the Garage will be removed.

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

Mr. Hunt inquired about the fence and tree located on Maple Ave.

Mr. Savastano would like to trim the tree but it is located on the neighbor's property.

Mr. Hunt explained before any cutting or trimming of the tree that it should be addressed and discussed with the Shade Tree Commission.

Mr. Brewer and Mr. Hunt examined the application and stated it would be in the best interest to the applicant to carry this Application to next meeting.

Mr. Hunt opens to the Board and to the Public.

Mr. DeLine explains the Property Lines to the applicant.

Mr. Hunt closes the Public Session.

There was extensive discussion about the Retaining Wall, Fence, and the Run off of water from the Garage and drainage on this property.

Mr. Hunt motioned to carry this application to next meeting and all agreed.

Application BOA 23-01 will be continued to the next Board meeting scheduled for July 25, 2023.

**RESOLUTIONS:**

**1. BOA# 23-01**

Brian Zimmermann  
75 Durham Street,  
Pompton Lakes, NJ 07442  
Block 3600 Lot 16 Zone R-4

Motion to accept Resolution BOA 23-01 was made by Mr. Abate seconded by Ms. Curran

**Roll Call: Mr. Hunt, Yes; Mr. Abate, Yes; Ms. Curran, Yes; Mr. Coss, Yes;**

**Ms. Bernstock, Yes; Mr. Rowan, Yes; and Mr. Figula, Yes.**

**1. BOA# 23-02**

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

Motion to accept Resolution BOA 23-02 was made by Ms. Curran seconded by Mr. Figula.

**Roll Call: Mr. Hunt, Yes; Mr. Abate, Yes; Ms. Curran, Yes; Mr. Coss, Yes;**

**Ms. Bernstock, Yes; Mr. Rowan, Yes; and Mr. Figula, Yes.**

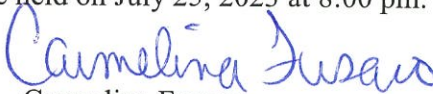
**NEW/UNFINISHED BUSINESS: None.**

**PUBLIC DISCUSSION:**

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

**ADJOURNMENT:**

Motion to adjourn by Mr. Rowan, second by Ms. Curran. All **voted in favor.**  
Meeting adjourned at 8:35 pm. Next meeting to be held on July 25, 2023 at 8:00 pm.

  
Carmelina Fusaro  
Board Secretary