

**MINUTES OF THE MAY 28, 2019 ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

The following are the Minutes of the May 28, 2019 Regular Meeting of the Zoning Board of Adjustment of the Borough of Pompton Lakes that was held in the Council Meeting room of the Municipal Building, 25 Lenox Avenue, Pompton Lakes, New Jersey and was called to order at 8:00 P.M.

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

The following members were present Mr. Frank Abate, Mr. Willie Hunt, Ms. Cindy McNamara, Mr. Peter Roos, Ms. Maureen Bernstock, and Ms. Mary Curran

Mr. Adam Kent, Mr. Michael Coss and Mr. David Rowan were excused.

Also present were Brent Carney, Board of Adjustment Attorney, Debbie Lawlor, Board Planner, Lynnette Bradley, Secretary, and Mayor Mike Serra.

**MINUTES:**

Regular Meeting Minutes dated April 23, 2019. Motion moved by Mr. Roos, seconded by Ms. Curran. **All eligible voted in favor.**

**CORRESPONDENCE: None**

**APPLICATIONS:**

BOA19-03  
Craig Borduin  
317 Lakeside Ave.  
Block 5900 Lot 4

Ms. McNamara introduces the application

Mr. Craig Borduin is sworn in. He explains that snow had collapsed the prior garage. Back in 2015 he went before the board because of the zoning.

Ms. McNamara asks if they will have a cement foundation.

Mr. Borduin answers yes.

Ms. Debbie Lawlor states this garage will be in the same location as the prior garage. They had prior approval in 2015 but time ran out so he is appearing before the board to get approved once again. The prior structure has since been taken down we inspected the site. So this application is basically the same as previously approved in 2015.

Mr. Carney states they will need some bulk variances, it looks like the plans are the same as previous plans.

Ms. Lawlor states there is a 10 ft. setback and this plan is 3½ foot setback due to the narrowness of the yard.

Mr. Carney asks if he has an existing deck in the back.

Mr. Borduin answers yes.

Ms. McNamara opens to public discussion.

Mayor Serra States they had the existing structure before so it would not be much change.

Ms. McNamara closes public session.

Motion to approve the application #19-03 based on the previous resolution dated 9/22/2015 motion made by Mr. Roos, seconded by Mr. Abate

**Roll Call: Mr. Abate Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Roos Yes, Ms. Bernstock Yes, Ms. Curran Yes. All in favor.**

#### **RESOLUTIONS:**

1. BOA#19-01  
Urim Zhaku  
405 Riverdale Blvd.  
Block 10800 Lot 2

Motion to approve made by Ms. Curran seconded by Mr. Roos

**Roll Call: Mr. Abate Yes, Mr. Hunt Yes, Ms. McNamara Yes, Mr. Roos Yes, Ms. Bernstock Present, Ms. Curran Yes. All Eligible voted in favor.**

#### **NEW/UNFINISHED BUSINESS:**

1. Open Space. Mayor Serra states there was no quorum so nothing official. Joe Grill Park area was the only discussion.
2. Mayor Serra announces there will be a DEP meeting tomorrow night here at 6:00pm with the DEP Commissioner to discuss DuPont Chemours.

#### **PUBLIC DISCUSSION:**

Ms. McNamara asks if there are any comments or questions from the public. Seeing there is none she closes public discussion.

**ADJOURNMENT:**

Motion moved by Mr. Hunt, seconded by Ms. Bernstock for the adjournment of this meeting at 8:13 pm. **All voted in favor.**

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Lynnette Bradley, Secretary