

**MINUTES OF THE JANUARY 25, 2022 ZONING BOARD OF ADJUSTMENT
REORGANIZATION & REGULAR MEETING**

The following are the minutes of the January 25, 2022 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.

Mayor Mike Serra read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

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

Also present were Board of Adjustment Attorney Andrew Brewer, Mayor Mike Serra, Council Liaison Ek Venin, Redevelopment Secretary Lori Clinton and Board Secretary Carmelina Fusaro.

OATH OF OFFICE:

Mayor Mike Serra read the oath of Office to Mr. Hunt and Ms. Curran.

APPOINTMENT OF CHAIRMAN AND VICE CHAIRMAN:

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

REORGANIZATION APPOINTMENTS:

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.**

Attorney: Motion moved by Mr. Hunt, 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 Ms. Bernstock, seconded by Ms. Curran for the appointment of Colliers Engineering & Design as Board Engineer. **All voted in favor.**

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

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

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

Meeting Date & Time: Motion moved by Ms. Curran, seconded by Ms. Bernstock: 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 closes the Reorganization meeting 8:10 p.m.

REGULAR MEETING:

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

Also present were Board of Adjustment Attorney Andrew Brewer, Mayor Mike Serra, Council Liaison Ek Venin, Redevelopment Secretary Lori Clinton and Board Secretary Carmelina Fusaro.

MINUTES:

Regular Meeting Minutes dated October 26, 2021. Motion to accept made by Ms. Bernstock, seconded by Ms. Curran.

Roll Call: Mr. Hunt Yes, Mr. Abate Present, Ms. Curran Yes, Mr. Coss Present, Ms. Bernstock Yes, Mr. Luciani Yes.

CORRESPONDENCE: None

APPLICATIONS: None

RESOLUTIONS: None

NEW/UNFINISHED BUSINESS: None

PUBLIC DISCUSSION:

Mr. Hunt opens the meeting to public discussion.

Mayor Serra updated the board on the following:

- Ralph Tango from Colliers Engineering is retiring. Sal Renda will be replacing Mr. Tango as board engineer. Debbie Lawlor will still be the board planner.
- Meridia has completed demo on their site on Wanaque Ave.
- The Car Wash project is moving forward. There was discussion about screening or coverage like Shrubs / Trees to hide the machinery. He stated the water that is used is recirculated on site and no runoff will go to the sewers.

Mr. Brewer told the board that the Hamway application will be on next month's agenda.

Mr. Hunt closes meeting to public discussion.

ADJOURNMENT:

Motion to adjourn by Mr. Hunt, second by Ms. Curran. **All voted in favor.** Meeting adjourned at 8:28 pm.

Fusaro

Carmelina

Carmelina Fusaro, Board Secretary