

**MINUTES OF THE APRIL 26, 2022 ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING**

The following are the Minutes of the April 26, 2022 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.

Vice-Chairman Frank Abate read the Open Public Meeting Law Statement of Compliance and led the participants in saluting the flag.

The following members were present: Mr. Frank Abate, Ms. Mary Curran, Mr. Michael Coss, Mr. David Rowan, Mr. Stephen Baig and Mr. Jared Luciani.

Mr. Willie Hunt, Ms. Maureen Bernstock, and Mr. Norbert Wnuk were excused.

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

**MINUTES:**

Regular Meeting Minutes dated February 22, 2022. Motion to accept made by Ms. Curran, seconded by Mr. Baig.

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

Executive Session Minutes for February 22, 2022. Motion to accept made by Ms. Curran, seconded by Mr. Baig.

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

**CORRESPONDENCE:**

- **BOROUGH OF OAKLAND ORDINANCE NO. 22-CODE-877**
- **BOROUGH OF BLOOMINGDALE - 'Notice of Introduction' of Bloomingdale Ordinance No. 4-2022, introduced on March 1, 2022 – Amending Chapter 92 “ZONING”**
- **TOWNSHIP OF WAYNE COUNTY OF PASSAIC STATE OF NEW JERSEY LEGAL NOTICE ORDINANCE NO. 16 2022 -AN ORDINANCE TO AMEND CHAPTER 134(LAND DEVELOPMENT) OF THE CODE OF THE TOWNSHIP OF WAYNE**

**APPLICATIONS:**

1. **BOA#22-01**  
**Michael Raimondi**  
115 Broadway, Pompton Lakes, NJ 07442  
Block 3203 Lot 4.01

Mr. Rowan excused himself from this application due to a conflict.

Mr. Michael Raimondi and Mrs. Christine Raimondi are introduced and sworn in. Mr. Abate asks the applicants to explain the project to the Board.

Mrs. Raimondi explains that the board previously approved the application for their property a year ago, but they were not able to pull permits in time and the approval expired. The

applicant is proposing to add a portico on the front and extend the back of the house. They are looking for a variance for front, rear and side yard setbacks.

Mr. Abate opens to the public session. There were no comments and the public session was closed.

Motion moved to approve the application by Ms. Curran and seconded by Mr. Luciani.

**Roll Call: Mr. Abate Yes, Ms. Curran Yes, Mr. Coss Yes, Mr. Mr. Baig Yes, and Mr. Luciani Yes.**

Mr. Rowan came back to join the meeting.

**RESOLUTIONS:** None.

**NEW/UNFINISHED BUSINESS:**

Mr. Brewer stated that the 2021 Variance Report will be reviewed at next month's meeting.

**PUBLIC DISCUSSION:**

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

Mr. Abate closed public session.

**ADJOURNMENT:**

Motion to adjourn by Ms. Curran, second by Mr. Luciani. **All voted in favor.** Meeting adjourned at 8:17 pm.

Carmelina Fusaro  
Board Secretary