

**MINUTES OF THE MAY 24, 2022 ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

The following are the Minutes of the May 24, 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 8:01 P.M.

Ms. Bernstock 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, Ms. Maureen Bernstock, Mr. Stephen Baig, Mr. Norbert Wnuk, and Mr. Jared Luciani.

Mr. Willie Hunt and Mr. David Rowan were excused from the meeting.

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

MINUTES:

Regular Meeting Minutes dated April 26, 2022. Motion to accept made by Mr. Baig, seconded by Ms. Curran.

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

CORRESPONDENCE:

- **Township of Wayne – Ordinance # 23-2022** – Amending Chapter 134 “Land Development”.
- **Resolution 22-161** – Sustainable Land Use Pledge Resolution
- **N.J.A.C. 5:39-1** Remote Public Meeting Regulations

APPLICATIONS:

1. **BOA#22-02**
Eugene J. McNamara
118 Legion Street. Pompton Lakes, NJ 07442
Block 3200 Lot 15

Mr. Abate introduced the applicant, Mr. Eugene McNamara and he was then sworn in.

Mr. Abate asks the applicant to explain the project to the board.

Mr. McNamara explains that he would like to build an attached garage 13’x 24’ for parking of his car.

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

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

Roll Call: Mr. Abate, Yes; Ms. Curran, Yes; Mr. Coss, Yes; Ms. Bernstock, Yes; Mr. Baig, Yes; Mr. Wnuk, Yes; and Mr. Luciani, Yes.

Mr. Brewer explained the resolution will be memorialized at the next meeting. Mr. Brewer questioned as to when Mr. McNamara would begin the project and provided him the option to sign a waiver to begin the work immediately.

RESOLUTIONS:

1. BOA#22-01

Michael Raimondi

115 Broadway, Pompton Lakes, NJ 07442

Block 3203 Lot 4.01

Motion moved to approve the Resolution by Ms. Curran and seconded by Mr. Baig.

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

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. Bernstock, second by Mr. Wnuk. **All voted in favor.** Meeting adjourned at 8:11 pm.

Carmelina Fusaro
Board Secretary