

**MINUTES OF THE JUNE 28, 2022 ZONING BOARD OF ADJUSTMENT
REGULAR MEETING**

The following are the Minutes of the June 28, 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.

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

The following members were present: Mr. Willie Hunt, Mr. Frank Abate, Mr. Michael Coss, Ms. Maureen Bernstock, Mr. David Rowan, Mr. Norbert Wnuk, and Mr. Jared Luciani.

Ms. Mary Curran and Mr. Stephen Baig 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 May 24, 2022.

Motion to accept the May 24, 2022 minutes made by Mr. Abate, seconded by Ms. Bernstock.

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

CORRESPONDENCE: None.

APPLICATIONS: None.

RESOLUTIONS:

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

Motion moved to approve the Resolution BOA#22-02 by Mr. Luciani and seconded by Ms. Bernstock.

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

NEW/UNFINISHED BUSINESS:

2021 Variance Report.

Mr. Hunt questions whether the board has had the opportunity to review 2021 Variance Report and asks if there are any questions or comments. There are none. Motion moved to approve the 2021 Variance Report by Mr. Wnuk and seconded by Mr. Abate.

Roll Call: Mr. Hunt Yes; Mr. Abate, Yes; Mr. Coss, Yes; Ms. Bernstock, Yes; Mr. Rowan, Yes; Mr. Wnuk, Yes; and Mr. Luciani, Yes.

PUBLIC DISCUSSION:

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

Mayor Serra stated the Civic Center flooring and walls were damaged during the recent drilling by contractors for the Meridia project. Mayor Serra stated the building was closed until further evaluation.

There was extensive board discussion regarding an article referenced in the newspaper about Oakland building a Sewage treatment Center for sewer cleanup.

Mr. Hunt addressed Mr. Luciani and inquired if there were any updates from the Open Space Committee. Mr. Luciani replied and stated all park projects are moving forward.

Mr. Hunt closed public session.

ADJOURNMENT:

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

Carmelina Fusaro
Board Secretary