

Harrington Park  
**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING MINUTES**  
Wednesday, June 26, 2019 @ 8:00PM

**Chairman McLaughlin called the meeting to order at 8:04pm.**

**Open Public Meeting Act Announcement:** In compliance with Chapter 231, Public Law 1975, adequate notice of this meeting was made. It has been posted on the Bulletin Board in the Municipal Center. Copies have been mailed to THE RECORD, NORTHERN VALLEY PRESS, and the NORTH JERSEY SUBURBANITE. A copy has been filed with the Borough Clerk and copies have been mailed to individuals requesting the same.

**ROLL CALL**

<b>Roll Call</b>	<b>PRESENT</b>	<b>ABSENT</b>
(RM) Chairman Richard McLAUGHLIN	X	
(MR) Vice Chair Michael ROTH	X	
(JP) John POWERS	X	
(JC) Jin CHO		X
(SL) Steve LOTT	X	
(SM) Stephen MARTINEZ		X
(TC) Todd CANNAO		X
(RB) Robert BUDINICH (alternate a)	X	
(GZ) Gail ZACCARO (alternate b)	X	

Also present: (JS) John Schettino, Board Attorney  
 (CL) Carolyn Lee, Land Use Secretary

**MINUTES FOR APPROVAL**

May 22, 2019 minutes.  
 CL made the corrections that RB noted.

<b>Approval of May 22, 2019 minutes</b>	<b>Motion</b>	<b>Second</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH			X			
John POWERS			X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)	X		X			
Gail ZACCARO (alternate b)		X	X			

**INVOICES FOR APPROVAL**

Law Office of John L. Schettino	76 Kline - Falkenstern (Escrow)	\$ 250.00
Law Office of John L. Schettino	282 Parkway – Janson (Escrow)	\$ 250.00
Law Office of John L. Schettino	102 Tappan – Russell (Escrow)	\$ 250.00
Law Office of John L. Schettino	63 First – Bednarz (Escrow)	\$ 250.00

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Law Office of John L. Schettino	401 Lynn – Sherry (Escrow)	\$ 250.00
Law Office of John L. Schettino	51 Hackensack – Tsaglos (Escrow)	\$ 250.00
Law Office of John L. Schettino	99 Kline – Buddha (Escrow)	\$ 250.00
Law Office of John L. Schettino	43 Tappan – Han (Escrow)	\$ 250.00
Law Office of John L. Schettino	Meeting attendance 1/23/19 & 2/27/19	\$ 300.00
Law Office of John L. Schettino	Meeting attendance 3/27/19	\$ 150.00
Law Office of John L. Schettino	Meeting attendance 5/22/19	\$ 337.50
TOTAL		\$2,787.50

Approval of Invoices	Motion	Second	Yes	No	Abstain	Absent
Chairman Richard McLAUGHLIN			X			
Vice Chair Michael ROTH	X		X			
John POWERS		X	X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Todd CANNAO						X
Robert BUDINICH (alternate a)			X			
Gail ZACCARO (alternate b)			X			

**HEARINGS**

1. **17 Park Street – addition and accessory structure (garage) – Robert Stout**  
 RM explained that the applicant didn't notify the utilities within the 10 days required by statute. As a consequence, the meeting cannot take place. All the neighbors within the 200ft and the utilities have to be renoticed for the next meeting. MR suggested that in the interim, that the members can look at the property. It would be the same procedures. CL will notify Mr. Stout that the members will be going out to the property.
  
2. **99 Kline Street – modification of approved application (second floor rear addition)– Melissa and Irfan Buddha (Hearing/Resolution)**  
 A resolution was prepared
  - i) Approval to accept the modification of the approved application.  
 Motion: RB Second: GZ  
 In favor, all said "Aye"; No oppositions; no abstentions.
  - ii) Approval of the written resolution.  
 Motion: JP Second: GZ  
 In favor, all said "Aye".
 The applicant noted that they requested 12 months to start the work.

**RESOLUTIONS**

1. **43 Tappan Road – expand driveway for a turnaround – HJ Han**  
 Mr. Han did not attend meeting and has not provided an updated survey. A member noticed that the applicant has already shortened the turnaround.  
 CL will notify Mr. Han to provide the survey before the next meeting.  
 Approval to table resolution pending receipt of the survey.  
 Motion: JP Second: SL

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In favor, all said "Aye".

**2. 401 Lynn Street – new portico – Stephen and Emily Sherry**

Approval of the written resolution.

Motion: JP Second: SL

In favor, all said "Aye".

**3. 51 Hackensack Avenue – semi in-ground pool – George Tsgalos**

Approval of the written resolution.

Motion: RB Second: GZ

In favor, all said "Aye".

**MEETING OPEN/CLOSED TO THE PUBLIC**

There were no members in the public.

**OLD BUSINESS**

No old business.

**NEW BUSINESS**

No new business.

**ADJOURN**

Motion: JP Second: GZ

In favor, all said "Aye".

Meeting adjourned at 8:18 pm.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
**Wednesday, July 24, 2019 at 7pm**