

Harrington Park  
**ZONING BOARD OF ADJUSTMENT**  
**REGULAR MEETING MINUTES**  
Wednesday, July 24, 2019 @ 7:00PM

**Chairman McLaughlin called the meeting to order at 7:07pm.**

**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**

CL noted that there was wording changed describing the votes to “In favor, all said aye”.

Vote to approve the June 26, 2019 minutes.

Motion: JP Second: SL

In favor, all said “aye”.

**INVOICES FOR APPROVAL**

|                                 |                            |                 |
|---------------------------------|----------------------------|-----------------|
| Law Office of John L. Schettino | Meeting attendance 6/26/19 | \$ 150.00       |
|                                 |                            | TOTAL \$ 150.00 |

Vote to approve invoices listed.

Motion: JP Second: GZ

In favor, all said “aye”.

**HEARINGS**

**1. 17 Park Street – addition and accessory structure (garage) – Robert Stout**

RM verified with Mr. Stout that in the application the owner of the property owner is a limited liability company. As such, the statute requires that an attorney represent the applicant. Since there is no attorney appearing on behalf of CRAM LLC, the board cannot proceed. Notices will need to be sent out again. Mr. Stout stated that the deed is under CRAM LLC. Mr. Stout is the only member. JS asked if Mr. Stout had an attorney to represent him in the meeting. Mr. Stout did not know if the attorney who worked on the purchase of the house also works with land use. RM recommended Mr. Stout to ask the attorney who helped with the purchase of the property if they would be available and interested. Mr. Stout respectfully

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requested the members to look at the property before the next meeting. RM will not be at the next meeting.

The letters need to be sent out and the notice needs to be published at least 10 days before the meeting. The letter and notice would need to include the name of the LLC.

JS requested Mr. Stout to stay at the meeting until the August meeting date and time was confirmed.

**RESOLUTIONS**

**1. 43 Tappan Road – expand driveway for a turnaround – HJ Han**

Mr. Han has not submitted the survey that was the prerequisite to take a vote. This item will be deferred to August.

**MEETING OPEN/CLOSE TO THE PUBLIC**

Only one member of the public (Mr. Stout) attended the meeting.

**NEW BUSINESS**

Vote to approve to change the meeting date of the Wednesday, August 28, 2019 at 8pm meeting to Monday, August 26, 2019 at 8pm.

Motion: RB Second: GZ

In favor, all said “aye”.

**ADJOURN**

Motion: GZ Second: RB

In favor, all said “aye”.

Meeting adjourned at 7:15 PM.

NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING (\*RESCHEDULED\*)  
**Monday, August 26, 2019 at 8pm**