

Harrington Park  
**ZONING BOARD OF ADJUSTMENT**  
**REORGANIZATION & REGULAR MEETING MINUTES**  
Wednesday, January 22, 2020 @ 7:00PM

**REORGANIZATION MEETING**

Chairman McLaughlin called the meeting to order at 7:06PM.

**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
(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

**ADMINISTRTRATION OF OATHS OF OFFICE**

Mr. Schettino administered the oaths of office. Robert Budinich and Robert Frank were sworn in. The members congratulated them to the Board of Adjustment.

**ROLL CALL 2020 MEMBERS**

<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	
(RB) Robert BUDINICH	X	
(JC) Jin CHO		X
(SL) Steve LOTT	X	
(SM) Stephen MARTINEZ		X
(GZ) Gail ZACCARO (alternate a)	X	
(RF) Robert FRANK (alternate b)	X	

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

**BOARD NOMINATIONS**

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Mr. McLaughlin was nominated as Chairperson by JP.

<b>Vote to approve Richard McLaughlin as Chairperson</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		X			
Robert BUDINICH		X	X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)			X			
Robert FRANK (alternate b)			X			

Michael Roth was nominated as Vice-Chairperson by JP.

<b>Vote to approve Michael Roth as Vice-Chairperson</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		X			
Robert BUDINICH			X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)			X			

John Powers was nominated as Board Secretary by MR.

<b>Vote to approve John Powers as Board Secretary</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		X			
John POWERS					X	
Robert BUDINICH		X	X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)			X			
Robert FRANK (alternate b)			X			

**ADMINISTRATION OF APPOINTMENTS (consent resolution approval)**

Board Attorney – John Schettino

Board Engineer – Anthony Kurus, Neglia Engineering

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Board Planner – Richard Preiss - Phillips Preiss Grygiel  
Recording Secretary – Carolyn Lee

<b>Vote to approve Administrative appointments (consent resolution approval)</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			
Robert BUDINICH			X			
Jin CHO						X
Steve LOTT		X	X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)	X		X			
Robert FRANK (alternate b)			X			

**ADOPTION OF ANNUAL MEETING SCHEDULE**

Zoning Board of Adjustments Meeting are held the fourth Wednesday of the month at the Municipal Center at 7pm. \*meeting dates changed due to holidays and schedule conflicts.

January 22                      February 26                      March 25                      April 22  
May 27                              June 24                              July 22                              August 26  
September 23                      October 28                              \*November 18                      \*December 16

<b>Vote to approve adoption of annual meeting schedule</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		X			
Robert BUDINICH			X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)			X			

**CLOSE REORGANIZATION MEETING**

Vote to close the reorganization meeting.  
Motion: SL    Second: JP  
In favor, all said “aye”. None opposed.  
Meeting closed at 7:14pm.

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**REGULAR MEETING**

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**ROLL CALL**

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

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

**MINUTES FOR APPROVAL**

December 18, 2019 minutes

<b>Vote to approve December 18, 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		X			
Robert BUDINICH			X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)					X	

**INVOICES FOR APPPROVAL**

No invoices for approval.

**HEARINGS**

No hearings.

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**RESOLUTIONS**

1. 44 Rugen Drive – 6ft fence – Patrick Bland

RM asked if the members had time to review the resolution.

<b>Vote to approve resolution for 44 Rugen Drive – 6ft Fence</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			
Robert BUDINICH	X		X			
Jin CHO						X
Steve LOTT			X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)		X	X			
Robert FRANK (alternate b)					X	

2. 17 Park Avenue – updated resolution – CRAMNJ LLC.

JS noted that the first resolution was not clear about the half bath. The updated resolution now states that the applicant can only have a half bathroom. RB asked if the only change is memorializing that he is allowed a half bath. JS noted the revision is stated in the resolution as a history that it was revised.

<b>Vote to approve updated resolution for 17 Park Street (Half bath clarification)</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		X			
Robert BUDINICH			X			
Jin CHO						X
Steve LOTT		X	X			
Stephen MARTINEZ						X
Gail ZACCARO (alternate a)			X			
Robert FRANK (alternate b)					X	

**MEETING OPEN/CLOSED TO THE PUBLIC**

There were no members of the public present.

**OLD/NEW BUSINESS**

There was no old or new business.

**ADJOURN**

Motion: JP Second: GZ

In favor, all said “aye”. None opposed.

Meeting adjourned at 7:19PM.

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NEXT SCHEDULED ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
**Wednesday, February 26, 2020 at 7pm**