



Township of Pequannock

ZONING BOARD of ADJUSTMENT

January 9, 2025 - 7:00 p.m.

RE-ORGANIZATION and REGULAR MEETING

530 Newark-Pompton Turnpike, Pompton Plains, NJ 07444

AGENDA

Re-Organization Meeting

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

ADEQUATE NOTICE of MEETING

ELECTION of OFFICERS

1. Election of Chairman
2. Election of Vice-Chairman

APPOINTMENTS

1. Attorney – adopt resolution BOA-2025-01
2. Engineer – adopt resolution BOA-2025-02
3. Secretary – adopt resolution BOA-2025-03

RULES OF THE TOWNSHIP of PEQUANNOCK ZONING BOARD OF ADJUSTMENT

Motion, Second and Roll Call adopting rules revised through December 31, 2024

SELECTION of REGULAR MEETING DATES 2025

Proposed dates submitted – first Thursday of the month, starting @ 7:00 PM @ Town Hall

February 6 / March 6 / April 3 / May 1 / June 5 / July 3 / August 7 / September 4 /

October 2 / November 6 / December 4 / January 8, 2026 Reorganization and Regular Meeting

Resolution Adopting Annual Meeting Notice and Authorizing Publication

DESIGNATE OFFICIAL NEWSPAPERS

Suburban Trends, Daily Record and the Record

MEMBERSHIPS AND SUBSCRIPTIONS

1. Membership to NJ Association of Planning & Zoning
2. NJ Planning Officials

Agendas are subject to change

REGULAR MEETING

1. **APPROVAL OF MINUTES** – October 3, 2024 and December 5, 2024
2. **RESOLUTIONS FOR APPROVAL**
 - o **Jason Bower**
201 Boulevard, Block 2504, Lot 8,
Building coverage
 - o **Jennifer and Joseph Curattalo**
43 Payson Rd., Block 3503, Lot 5
Gazebo increases number of accessory structures
to two where only one is permitted
 - o **Ed and Lisa Consulmagno**
2 Arundel, Block 1708, Lot 4
Pool in side yard not permitted
3. **APPLICATIONS**
 - o **Camili** – 34 Slingerland Ave., Block 4307, Lot 20
Impervious coverage
Second hearing, carried from 11/7/2024
 - o **Grab & Go Food Stores, LLC**
341 Rt. 23, Block 2701, Lot 1
Use Variance granted 11/3/22
Requesting 12-month extension of resolution, DEP approval just granted 11/6/2024
4. **EXECUTIVE SESSION**

Motion, Second and Roll Call to enter into closed session
Attorney-client privilege and potential litigation

 - o **Pascack Valley Learning Center**
60 Sunset Road, Block 2104, Lot 21, denied 7/30/2024

Motion, Second and Roll Call to return to open public session
5. **OLD BUSINESS**
6. **NEW BUSINESS**
7. **BOARD MEMBER DISCUSSION**
8. **PUBLIC DISCUSSION** Public comment regarding Board matters except on pending applications,
three-minute limitation
9. **ADJOURNMENT**

Next Regular Zoning Board meeting is February 6, 2025 @ 7:00 pm

Agendas are subject to change