

The Reorganization and Regular Meeting of the North Caldwell Zoning Board of Adjustment was held on Wednesday, January 17, 2024 and started at 7:34pm. The meeting was held in-person and via tele/video-conference.

Board Secretary Tami Michelotti called the meeting to order and announced that the meeting was held in accordance with the Open Public Meetings Act and that notice of the meeting was provided in accordance with the requirements of Chapter 231, P.L. 1975. She noted that tele/video-conference participation instructions were provided to the public in advance of the meeting.

Roll Call indicated the following Board Members present: Mr. Robert Augustitus, Ms. Laura Drago, Mr. Alfredo Paulo, Mr. Herschel Salan, Mr. David Spindler, Mr. Steve Wangner, and Ms. Maureen Zurlo. Also present were Lisa Thompson, Esq., Board Attorney, and Tami Michelotti, Zoning Board Secretary. Absent: Ms. Michelle Hawley-Tsay, Mr. Ankur Kumar.

Mr. Augustitus led the Pledge of Allegiance.

2024 APPOINTMENTS:

Ms. Michelotti announced appointments to the Zoning Board of Adjustment made by Mayor Raymond and the Borough Council. Ms. Thompson administered the Oath of Office to the following Board Members:

- Mr. Alfredo Paulo as Regular Member for a four-year term through 2027.
- Mr. Robert Augustitus as Alternate Member for a two-year term through 2025.

REORGANIZATION

Chairperson - On a motion by Mr. Salan, seconded by Ms. Drago, Mr. Wangner was nominated as Chairperson of the Board. The motion was carried unanimously with six (6) affirmative votes and one (1) abstention from Mr. Wangner.

Vice Chairperson – Mr. Salan nominated Ms. Drago as Vice-Chairperson of the Board. Mr. Wangner nominated Mr. Augustitus as Vice-Chairperson noting his experience, and dedicated service in this role in the past. Ms. Drago declined her nomination and seconded the nomination of Mr. Augustitus. The motion was carried unanimously with six (6) affirmative votes and one (1) abstention from Mr. Augustitus.

Resolution R-1-2024 Appointing Board Attorney

On a motion by Mr. Salan, seconded by Mr. Paulo, Ms. Lisa Thompson, Esq. of Mason Thompson, LLC was nominated as Board Attorney. The motion was carried unanimously with seven (7) affirmative votes.

Resolution R-2-2024 Appointing Board Engineer

On a motion by Ms. Drago, seconded by Ms. Zurlo, Mr. Paul Ferriero, P.E. of Boswell Engineering, Inc. was nominated as Board Engineer. The motion was carried unanimously with seven (7) affirmative votes.

Resolution R-3-2024 Appointing Board Secretary

On a motion by Mr. Salan, seconded by Mr. Spindler, Ms. Tami Michelotti was nominated as Board Secretary. The motion was carried unanimously with seven (7) affirmative votes.

Resolution R-4-2024 Establishing 2024 Schedule of Meetings

The Board discussed the proposed schedule of meetings for 2024 and January 2025. Meetings would be held on the third Wednesday of each month with the exception of Wednesday, April 10; Wednesday, June 12; and Wednesday, November 13. On a motion by Mr. Augustitus, seconded by Mr. Salan, the 2024 Schedule of Meeting Dates was accepted. The motion was carried unanimously with seven (7) affirmative votes

APPLICATIONS

Ms. Michelotti referred to a letter dated January 16, 2023 from Attorney Danielle Federico who represents the Applicant at 17 Meadow Lane (Block 606, Lot 8) in which further adjournment to the February 21, 2024 meeting was requested. The Board acknowledged the request. Ms. Thompson noted that Ms. Michelotti notified the objectors from the November 2023 meeting via email of that night's adjournment and that no further notice was required.

APPROVAL OF MINUTES

On a motion by Ms. Drago, seconded by Mr. Augustitus, the meeting minutes from the December 13, 2023 meeting were approved unanimously with seven (7) affirmative votes. Ms. Drago and Mr. Augustitus confirmed their review of the meeting testimony and minutes.

2023 ANNUAL REPORT

Ms. Michelotti presented a draft of the 2023 summary of applications for the 2023 Annual Report. The Board would review the draft report for discussion at the next meeting prior to submission to the Mayor and Council.

There being no further matters to come before the Board, Mr. Salan made a motion to adjourn the meeting, seconded by Ms. Zurlo. Said motion passed unanimously. The meeting was adjourned at 7:59p.m.

Respectfully Submitted,


Tami Michelotti
Zoning Board Secretary