

**PASSAIC COUNTY CONSTRUCTION BOARD OF APPEALS
MINUTES
MAY 16, 2024**

Secretary Terborg opened the meeting at 4:01 PM and read the notice that the requirements of the Open Public Meeting Act had been met. She then proceeded to call the roll.

MEMBERS PRESENT

1. John Bleeker, Vice Chair
2. Robert Lynch, Commissioner
3. Christopher Nash, Alternate Board Member/Commissioner
4. Dennis Kolano, Commissioner
5. Kevin Bloom, Counsel
6. Havana Terborg, Secretary

MEMBERS ABSENT

1. Phillip Cheff, Chair
2. James Booth, Commissioner
3. Payton Rogers, Counsel
4. Saryeliz Abarca, Secretary

OFFICIAL BUSINESS

A motion to adopt the minutes of the April 18, 2024 Construction Board of Appeals meeting was made by Commissioner Lynch and seconded by Vice Chairman Bleeker. The motion passed unanimously, with Chairman Cheff and Commissioner Booth abstaining.

A motion was made by Commissioner Lynch and seconded by Commissioner Bleeker to adjourn the meeting. The motion passed unanimously, with Chairman Cheff and Commissioner Booth abstaining. The meeting adjourned at 4:27 PM.

The remaining matters on the agenda included the Appeal of Luis Francisco, 132 Rock Road, Hawthorne, NJ and the Appeal of Jennifer & Matthew Lorper, 47 Grandview Avenue, Hawthorne, NJ. Hawthorne Construction Official, Edward Ferraioli, failed to appear at the hearing prior to its adjournment at 4:27 PM. Secretary Terborg stated for the record that Construction Official Ferraioli was properly notified via postal mail of all Hawthorne matters included on the May 16th, 2024 agenda and subsequently engaged the Board for further advisement.

Vice Chairman Bleeker made a motion to dismiss the violations issued to Appellant Luis Francisco and Appellant(s) Jennifer & Matthew Lorper because they could not be effectively prosecuted in the absence of the Hawthorne Construction Official. Commissioner Lynch seconded the motion, the motion passed unanimously, with Chairman Cheff and Commissioner Booth abstaining.

The next meeting of the Board will be June 20, 2024.

APPEALS TO THE BOARD

Kinga M. Pokigo, 25 Morsemere Road, Hewitt, NJ

The Appellant provided a revised set of drawings to the Board since the previous hearing on April 18, 2024. However, Construction Official Ligus stated that although additional items from the list provided to the Appellant by the Town have been addressed, the newly revised plans were denied because the drawings are still lacking specifications requested by the Town. The Board reviewed the new drawings against the list of items provided by the Town and reiterated that the items Construction Official Ligus is requesting to have included in the plans are not unreasonable and are legitimate requests according to the Uniform Construction Code.

The Board asked Appellant Pokigo if she conferred with Construction Official Ligus since the April 18th Construction Board of Appeals hearing as requested and encouraged by the Board. The Appellant stated that she had not, but her brother did dialogue with Construction Official Ligus. The Board clarified that a relative of the Appellant does not satisfy the request for dialogue with the Construction Official as the Appellant's relative is not the Owner of the property.

Construction Official Ligus stated that since the denial of the revised plans, the Appellant did submit additional articles on May 16th, however the drawings are still very similar to the insufficient drawings most recently denied by the Town. Commissioner Lynch explained to the Appellant that the Town is requesting specificity on the drawings to ensure compliance and prevent the Appellant potentially failing an inspection because of a lack of clarification on the plans. Vice Chairman Bleeker acknowledged on the record that this is the Appellant's third hearing in front of the Board and cautioned that if the revised plans presented at the upcoming June 20th hearing are not sufficient, the Board will have to consider further action. Commissioner Lynch and Vice Chairman Bleeker further echoed Construction Official Ligus' recommendation to the Appellant to consult an architect, as the expertise needed from an architect to address all items requested by the Town on the list provided would not be exhaustive.

Commissioner Lynch made a motion, seconded by Vice Chairman Bleeker to adjourn this matter for 30 days to afford the Appellant time to finalize the plans. The motion passed unanimously, with Chairman Cheff and Commissioner Booth abstaining.

Luis Francisco, 132 Rock Road, Hawthorne, NJ

PRESENT: Luis Francisco, Appellant

The City of Hawthorne failed to appear prior to the adjournment of this meeting. Subsequently, the Construction Board of Appeals elected to effectively dismiss the violation and corresponding appeal.

Jennifer & Matthew Lorper, 47 Grandview Avenue, Hawthorne, NJ

PRESENT: Jennifer Lorper, Appellant

Matthew Lorper, Appellant

The City of Hawthorne failed to appear prior to the adjournment of this meeting. Subsequently, the Construction Board of Appeals elected to effectively dismiss the violation and corresponding appeal.

Rossanera, LLC, 91 Royal Avenue, Hawthorne, NJ

This matter was effectively withdrawn prior to the start of the meeting.

Danny Shakoj, 59 Tuxedo Avenue, Hawthorne, NJ

This matter was settled prior to the start of the meeting.

Ali Rivera, 126 Fourth Avenue, Hawthorne, NJ

This matter was adjourned to June 20, 2024 prior to the start of the meeting.

Rosa Sanchez, 121 Washington Place, Passaic City, NJ

This matter was adjourned to June 20, 2024 prior to the start of the meeting.

/ s / Havana S. Terborg
Secretary, Passaic County Construction Board of Appeals