

PLANNING/ZONING BOARD  
BOROUGH OF HALEDON  
510 Belmont Avenue  
Haledon, NJ 07508

Meeting Minutes: January 5, 2023  
Reorganization/ Regular Meeting

1. The Open Public Meeting Notice was read into the record.
2. Flag Salute.
3. Call to order. The meeting was called to order by: Jim Iza Chairman at 7:13 P.M.
4. Roll Call of the Board was taken:

Present were:

Jim Iza (Chairman)  
Hans Augustin (Vice Chairman)  
Raul Rivadeneira (Board Secretary)  
Guiseppe Gonzalez  
Lucianny Lantigua  
Karen Colleta  
Karly Savinon

Absent:

Motez Ramadan  
James Booth (Zoning)  
Tarell Hannah  
Jose Rivas

Board Attorney: Messineo Law LLC.- Charles Rabolli- Present

Board Engineer: Alaimo Group- Dane Irving - Present

Mayor and Council Officials: Michael Johnson - Absent

Junior Morris- Present

5. Reorganization of Board Members:

(A) A motion was made by Raul Rivadeneira to nominate Jim Iza as Chairman of the Board and seconded by Lucianny Lantigua.

Roll Call: Yes: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta

No: 0

(B) A motion was made by Jim Iza to nominate Hans Augustin as Vice Chairman and seconded by Raul Rivadeneira.

Roll Call: Yes: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta

No: 0

(C) A motion was made by Hans Augustin to nominate Raul Rivadeneira as Secretary of the Board and seconded by Karen Coletta.

Roll Call: Yes: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta

No: 0

(D) A motion was open to nominate a Board Attorney.

Roll Call: Yes: 0

No: 0

- (E) A motion was open to nominate a Board Engineer.  
Roll Call: Yes: 0  
No: 0
- (F) A motion was made by Jim Iza to adopt a meeting schedule for the year 2023 and seconded Guiseppe Gonzalez  
Roll Call: Yes, by acclamation.
6. Karen Colleta was sworn in by Board Attorney Charles Rabolli.
7. A motion was made by Junior Morris to close the reorganization part of the meeting and seconded by Karly Savinon  
Roll Call: Yes: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta  
No: 0
8. Motion to open the regular meeting by Junior Morris and seconded by Raul Rivadeneira.  
Roll Call: Yes: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta  
No: 0
9. Acceptance of meeting Minutes: December 1, 2022  
Motion to accept minutes by Junior Morris and seconded by Raul Rivadeneira.
10. Site Plan/Application:
- A. **357 W Clinton Street, B: 108 L: 1.01**-The applicant seeks a use variance to permit a 2-bedroom (850SF±) apartment over the detached garage. The current lot has a 2-family dwelling and a detached 3-car garage.  
**Applicant: SYG Realty Group LLC, Attorney: Alan Mariconda Esq.**  
**Architect: Evans Architects**  
Applicant wished to carry over to February 2, 2023 meeting. No Further Notice is needed.
- B. **61 Norwood Street, B:42 L:21 & 8**-Applicant is seeking a minor subdivision and variance to permit a new three-story two-family house on a subdivided lot, existing three-family to remain.  
**Applicant: Robert Ormezzano Attorney: Alan Mariconda Esq./Engineer: John Bleker.**  
Applicant wished to carry over to February 2, 2023 meeting. No Further Notice is needed.
- C. **397-407&411 Haledon Ave, 38 Harris St. & 81 Zabriskie St. B: 90 L: 15,16,17 & 33**-Applicant seeks site plan approval and variance. The plan is to demolish the building at the corner of Haledon and Harris and the two houses at the south end

of the development and build a medical office building with parking.

**Applicant: Robert Ormezzano Attorney: Harold Cook III Esq./ Engineer:  
Costa Engineering Corp.**

Letter received to be carried over to February 2,2023.

11. Communications:

12. Approval of Requisitions:

A. North Jersey Media Group – Legal AD	\$ 12.37
B. Alaimo Group, 36 Grove Street	\$ 50
C. Charles Rabolli Jr. ESQ – John Cook Realty	\$ 750
D. Charles Rabolli Jr. ESQ – Redevelopment	\$ 2905

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**Total: \$ 3,717.37**

A. A motion was made by Hans Augustin to approve North Jersey Media Group – Legal AD and seconded by Junior Morris.

Roll Call: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta

No: 0

B. A motion was made by Hans Augustin to approve Alaimo Group, 36 Grove Street and seconded by Raul Rivadeneira.

Roll Call: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta

No: 0

C. A motion was made by Hans Augustin to approve Charles Rabolli Jr. ESQ – John Cook Realty and seconded by Raul Rivadeneira.

Roll Call: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta

No: 0

D. A motion was made by Hans Augustin to approve Charles Rabolli Jr. ESQ – Redevelopment and seconded by Raul Rivadeneira.

Roll Call: H. Augustin, G. Gonzalez, J. Iza, L. Lantigua, J. Morris, R. Rivadeneira, K. Savinon, K. Coletta

No: 0

13. General Public Portion:

A motion was made by Jim Iza to open the public portion.

Roll Call: Yes, by acclamation.

No: 0

A motion was made by Jim Iza to close the public portion.

Roll Call: Yes, by acclamation.

No: 0

14. A motion was made by Jim Iza to close the meeting, seconded by Charles Rabolli. By acclamation to adjourn meeting at 7:28pm. All Yes.

Nelsys Bovier  
Borough of Haledon  
Planning/Zoning Board Secretary