

PLANNING/ZONING BOARD
BOROUGH OF HALEDON
510 Belmont Ave.
Haledon, New Jersey 07508

AGENDA
Regular Meeting
April 4th, 2024
7:00 P.M.

STATEMENT OF COMPLIANCE WITH THE OPEN PUBLIC MEETING ACT:
Notice of this meeting was given by (1) sending sufficient notice herewith to the Herald News and the Record newspaper and (2) posting this notice on the bulletin boards of various public buildings in the Municipality.

1. Open public meetings act read into the minutes.
2. Flag salute.
3. Call to order.

4. Roll Call of Board Members:

Present/Absent

Karen Coletta (Chairman)
Tarell Hannah (Board Secretary)
Guisepppe Gonzalez
Motez Ramadan
James Booth (Zoning)
Shawn Allen
Hans Augustin
Zalal Uddin
Roxana Cerna

Board Employees/Professionals:

J. Morris (Council Official)
Michael Johnson (Mayor)
Board Attorney- Eric Bernstein
Board Engineering- Dane Irving

5. **Site Plan Applications:**

A.) 490 Haledon Avenue, B:81 L:10 –

The applicant is proposing a Cannabis Dispensary

Applicant: This Budz 4 U, LLC, Attorney: Daniel R. Lagana,

Engineer: Patrick D. McClellan, P.E

Notice provided.

Testimony/Board Comments:

Motion to open the public portion of application by: _____, seconded by: _____.
Roll call vote: **H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson**

Public Comments:

Motion to close the public portion by: _____, seconded by: _____.
Roll call vote: **H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson**

Motion to: _____, application by: _____, seconded by: _____.
H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson

B.) 41 Buschmann Avenue, B: 80 L: 10 –

The applicant is proposing a Subdivision and Variance application.

Applicant: Hisham Sheikh: Attorney, Harold P. Cook

Architect: AK Architecture

Notice Provided

Testimony/Board Comments:

Motion to open the public portion of application by: _____, seconded by: _____.
Roll call vote: **H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson**

Public Comments:

Motion to close the public portion by: _____, seconded by: _____.
Roll call vote: **H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson**

Motion to: _____, application by: _____, seconded by: _____.
H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson

6. Approval of Requisitions:

• Engineered Services Rendered-304 Belmont Avenue	\$1,140.00
• Resolution/ P/cs w. Application Counsel	\$1000.00
• Engineering Services Rendered- 41 Buschmann Avenue	\$380.00
• Engineering Services Rendered- 41 Buschmann Avenue	\$1,260.00
• Engineered Services Rendered- 490 Haledon Avenue	\$735.00
• Engineered Services Rendered- 35 Paterson Avenue	<u>\$1,260.00</u>
Total:	<u>\$5,775.00</u>

Motion to approve Requisitions by: _____, seconded by: _____

Roll call vote: H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson

Communications: NJPO 2024 Mandatory Training Classes

7. Meeting Adjournment:

Motion to adjourn at: _____ by: _____, Seconded by: _____.

Roll call vote: H. Augustin, G. Gonzalez, Shawn Allen, T. Hannah, Zalal Uddin, J. Morris R. Cerna, K. Coletta, M Ramadan, J Booth, M Jhonson

Next meeting dates: May 2, 2024

Angelique Jones
Borough of Haledon
Planning/Zoning Board Secretary