

**REORGANIZATION MEETING
&
REGULAR MEETING**

Salute to Flag: 7:05p.m.

OPENING STATEMENT:

This is the Reorganization and Regular Meetings of the Wanaque Board of Adjustment and adequate notice has been given and it has been duly advertised by the placement of a notice in The Record/Herald News on December 26, 2025 and a notice thereof has been posted on the bulletin board in the Municipal Building in the Borough of Wanaque and a copy thereof has been on file with the Borough Clerk

ROLL CALL: Members Jack Dunning, Dana Lynch, Helena Aumenta, Michael Sbarra, Vincent Farinella and Ronald Brokenshire

ABSENT: Members Bruce Grygus, Frank Covelli and Donald Ludwig

APPLICATION:

**APPLICATION: ZBA2025-05 – Lohmeyer, Eric
LOCATION: Elm Street, Haskell (Block 421/Lot 20)
Carried from November 5, 2025 Meeting**

This matter is being carried to the February 4, 2026 Meeting in accordance with a request made by the Applicant’s Attorney in a letter dated January 6, 2026, who is still waiting for a response from the Passaic County Health Department on the septic/well systems. All Members of the Public were notified of this new date.

REORGANIZATION MEETING

Re-Appointed Members Dana Lynch, Michael Sbarra and Ronald Brokenshire were sworn in.

NOMINATION FOR CHAIRMAN: Member Sbarra nominated Jack Dunning, seconded by Member Aumenta. No other nominations heard. Nominations closed.

**ROLL CALL ON NOMINATION FOR CHAIRMAN: Voting yes were Members Lynch, Aumenta, Sbarra, Farinella and Brokenshire
Member Dunning abstained**

NOMINATION FOR VICE CHAIRMAN: Member Lynch nominated Bruce Grygus, seconded by Member Sbarra. No other nominations heard. Nominations closed.

ROLL CALL ON NOMINATION FOR VICE CHAIRMAN: Voting yes were Members Dunning, Lynch, Aumenta, Sbarra, Farinella and Brokenshire

NOMINATION FOR BOARD ATTORNEY: Member Sbarra nominated Ronald P. Mondello, Esq. for Board Attorney, seconded by Member Farinella. No other nominations were heard. Nominations closed.

ROLL CALL ON NOMINATION FOR BOARD ATTORNEY: Voting yes were Members Dunning, Lynch, Aumenta, Sbarra, Farinella and Brokenshire

NOMINATION FOR BOARD ENGINEER AND PLANNER: Member Sbarra nominated Boswell Engineering (Christopher Nash) for Board Engineer & Planner, seconded by Member Farinella. No other nominations were heard. Nominations closed.

ROLL CALL ON NOMINATION FOR ZONING BOARD ENGINEER: Voting yes were Members Dunning, Lynch, Aumenta, Sbarra, Farinella and Brokenshire

ADOPTION OF OFFICIAL NEWSPAPERS: The Newspapers approved by Board are (1) The Record/Herald News and (2) Suburban Trends

MOTION TO ACCEPT AND ADOPT OFFICIAL NEWSPAPERS: made by Member Sbarra seconded by Member Aumenta. Voting yes were Members Dunning, Lynch, Aumenta, Sbarra, Farinella and Brokenshire

MOTION TO MAINTAIN THE FIRST WEDNESDAY OF THE MONTH FOR THE REGULAR MEETING TO START AT 7:00 P.M.; AND THE SATURDAY PRIOR TO THAT MEETING FOR SITE VISITS AT 10:00 A.M.; AND DIRECT THE BOARD SECRETARY TO ADVERTISE IN ACCORDANCE WITH THE OPEN PUBLIC MEETINGS ACT TO GIVE NOTICE OF THE MEETING DATES FOR 2026: made by Member Aumenta, seconded by Member Farinella. Voting yes were Members Dunning, Lynch, Aumenta, Sbarra, Farinella and Brokenshire

MOTION ON ADOPTION OF EXISTING PROCEDURES AND BY-LAWS: made by Member Sbarra, seconded by Member Aumenta. Voting yes were Members Dunning, Lynch, Aumenta, Sbarra, Farinella and Brokenshire

Board immediately went into the Regular Meeting without any recess.

REGULAR MEETING

All Members that were present during the Re-Organization Meeting are present at the Regular Meeting and Attorney Mondello and Engineer Nash

PUBLIC DISCUSSION: Let the record reflect that there was no one in the public.

RESOLUTION: None

VOUCHERS: submitted by Ronald Mondello, Esq. for attendance at the January 7, 2026 Meeting in the amount of \$500.

MOTION TO APPROVE: made by Member Sbarra, seconded by Member Aumenta. Voting yes were Chairman Dunning, Members Lynch, Aumenta, Sbarra, Farinella and Brokenshire

MOTION TO APPROVE NOVEMBER 5, 2025 MINUTES: made by Member Lynch, seconded by Member Brokenshire. Voting yes were Chairman Dunning, Members Lynch, Aumenta, Sbarra, Farinella and Brokenshire

ENGINEER'S REPORT: Application for Wine 2 Spirits, 662 Ringwood Avenue
Engineer Nash advised the Board that they want to put in mixed use, retail with residential. He reviewed the application but it was incomplete so an Incomplete Letter was issued. He didn't see that the architect's plan and engineer's plan were talking to each other, so rather than they come before the Board and you send them away, the Incomplete Letter was prepared.

MOTION TO ADJOURN AT 7:30PM: Motion made by Member Lynch, seconded by Member Sbarra and carried by a voice vote.

Jennifer A. Fiorito
Board of Adjustment Secretary