

MEETING OF THE ZONING BOARD OF ADJUSTMENT
OF THE TOWN OF HARRISON, COUNTY OF HUDSON,
STATE OF NEW JERSEY HELD ON JANUARY 17, 2024

Eugene Gilmore, Chairman of the Zoning Board of Adjustment of the Town of Harrison called the meeting to order at 6:30 P.M. with the following statement:

This is a regular meeting and proper public notice, in compliance with the Sunshine Law, has been forwarded to two newspapers published in this area and a copy of the said notice has been filed with the Town Clerk.

SALUTE TO THE FLAG

ROLL CALL: Commissioners Jack Jian Chen, Michael Gallagher, Alberto Garrido, Susan Karas,
Eugene Gilmore - PRESENT

Larry Kelly, and Grisel Maza -ABSENT

The following were also present:

Michael Pichowicz, Board Attorney
Paul J. Zarbetski, Recording Secretary

Reorganization for Calendar Year 2024

Nominations were opened for the election of a Chairman for the year 2024. Commissioner Karas nominated Eugene Gilmore. There being no further nominations for Chairman, nominations were closed.

Nominations were opened for the election of a Vice-Chairman. Commissioner Gallagher nominated Susan Karas. There being no further nominations for Vice-Chairman, nominations were closed.

Nominations were opened for the election of a Secretary. Commissioner Karas nominated Michael Gallagher. There being no further nominations for Secretary, nominations were closed.

On Roll Call, all members voting AYE, Commissioner Gilmore was elected Chairman, Commissioner Karas Vice-Chair, and Commissioner Gallagher Secretary.

By unanimous vote Michael Pichowicz was re-appointed as the Zoning Board Attorney.

On Motion by Commissioner Gallagher, and on Roll Call, the Year-End Annual Report for 2023 was approved.

On Motion by Commissioner Gallagher, and on Roll Call, unanimously approved, the following list of meeting dates for the year 2024 were approved.

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| FEBRUARY 21, 2024 | AUGUST 21, 2024 |
| MARCH 20, 2024 | SEPTEMBER 18, 2024 |
| APRIL 17, 2024 | OCTOBER 16, 2024 |
| MAY 15, 2024 | NOVEMBER 14, 2024 (Thursday) |
| JUNE 19, 2024 | DECEMBER 18, 2024 |
| JULY 17, 2024 | ORGANIZATION MEETING – JANUARY 15, 2025 |

Chairman Gilmore made the following statement:

I hereby order that the 2023 Year-end Reports, as approved by the Zoning Board Commissioners, be sent to the Mayor and Council and to the Secretary of the Planning Board for distribution. Also, that the 2024 Meeting dates, as approved by the Zoning Board members, be sent to the local newspaper for publishing.

NEW BUSINESS:

Calendar Z-2023-02 – Continuation of Application by All Seasons Childcare and Learning Center, for a Childcare Center at property located at 10-12 North 3rd Street, Block 14, Lot 26. A “D1” Variance and Minor Site Plan Approvals are being sought from the Zoning requirements of the Land Development Ordinance proposing a child care center in the ground floor commercial space.

Refer to computer transcription prepared by Susan McGuire, Certified Shorthand Reporter, of McGuire Reporting, 485 Edgewood Place, Rutherford, NJ 07070.

On Motion by Commissioner Gallagher, seconded by Commissioner Chen and all Commissioners present voting AYE this application was carried to the regular meeting of the Zoning Board of Adjustment of February 21, 2024.

There being no further business,

ON MOTION by Commissioner Karas, seconded by Commissioner Gallagher, the meeting adjourned at 9:07 p.m.

Town of Harrison
ZONING BOARD OF ADJUSTMENT

Isabel Simoes, Recording Secretary

Dated: January 17, 2024