

**MINUTES OF THE July 16, 2019 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the July 16, 2019 Regular Meeting of the Planning Board of the Borough of Pompton Lakes that was held in the Council Meeting room of the Municipal Building, 25 Lenox Avenue, Pompton Lakes, New Jersey and was called to order at 8:00 P.M.

Mr. Michael Simone Jr. read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

The following members were present: Mr. Michael Simone Jr., Mr. Richard Fracaro, Mr. Steve Soojian, Ms. Anne Marie Michael, Mr. Brian Otto, Mr. Tim Troast, Dr. William Pendexter, Mr. Steve Edgeller, Mayor Mike Serra and Councilman William Baig, Mr. John Keating.

Also present were Andrew Brewer, Planning Board Attorney, Ralph Tango, Board Engineer, Debbie Lawlor, Board Planner, and Lynnette Bradley, Secretary.

MINUTES:

Regular Meeting Minutes dated April 16, 2019 motion moved by Mr. Fracaro and seconded by Ms. Michael.

Roll Call: Mr. Simone Yes, Mr. Fracaro Yes, Mr. Soojian Present, Ms. Michael Yes, Mr. Otto Yes, Mr. Troast Yes, Dr. Pendexter Yes, Mr. Edgellar Yes, Mayor Serra Yes, Councilman Baig Yes, Mr. Keating Yes. All eligible voted in favor.

Regular Meeting Minutes dated May 21, 2019 motion moved by Mr. Fracaro and seconded by Mr. Troast.

Roll Call: Mr. Simone Yes, Mr. Fracaro Yes, Mr. Soojian Yes, Ms. Michael Yes, Mr. Otto Present, Mr. Troast Yes, Dr. Pendexter Yes, Mr. Edgellar Yes, Mayor Serra Yes, Councilman Baig Yes, Mr. Keating Yes. All eligible voted in favor.

CORRESPONDENCE:

1. Borough of Oakland Ordinance to amend, supplement and revise the code of the Borough of Oakland, land use Section 59-49, to eliminate subsection D in order to align property owners within the RA-4 Zone with the property owners of other zones.

2. Township of Wayne Ordinance # 27, rezone certain properties from industrial I zone to residential medium density R-15.

3. Borough of Riverdale Ordinance #06-2019 amending and supplementing article III & article IV zoning ordinance establishing the requirements for an affordable housing overlay zone district in accordance with the adopted housing plan element and fair share plan.

4. Borough of Bloomingdale Ordinance amending chapter 92 “Zoning” article II “Zone Boundaries” section 92-5 “Zoning Map” of the code of the Borough of Bloomindale.

5. Highlands Water Protection and Planning Council Letter to Mayor Serra.

APPLICATIONS: NONE

RESOLUTIONS:

PB#19-01
Colfax Holdings Urban Renewal LLC
43 Lakeside Avenue/30-32 Colfax Avenue
Block 6200 Lot 1

Motion to approve the resolution made by Mr. Troast seconded by Ms. Michael. Unanimously approved by all members able to vote.

Mayor Serra commented the Borough sent out inspectors to inspect the progress.

NEW/UNFINISHED BUSINESS:

Redevelopment study of Passaic County Senior Housing Block 2300 Lots 1, 7, & 10, Block 2600 Lot 2. Ms. Debbie Lawlor, Board Planner from Maser Consulting PA is sworn in.

Mr. Brewer goes over the exhibits:

PB1 – Legal Affidavit

PB2 – Legal notice receipt from the Herald News

PB3, PB4, PB5, PB6 – Individual notices to County of Passaic along with green cards.

PB7 – Preliminary investigation determination of need report by Maser Consulting PA.

Mr. Brewer gives these exhibits to the Planning Board Secretary to have on file.

Ms. Debbie Lawlor from Maser Consulting PA is sworn in.

Ms. Lawlor states the process and criteria for the redevelopment of the Passaic County Senior Housing. She states this is the first stage the Council adopts the resolution for the Planning Board to perform the investigation. Public notice and the map went out to everyone in the area. The report is what I prepared and the Governing Body acts on the plan of the Planning Board for redevelopment.

Ms. Lawlor describes the properties and goes over the criterion starting with “A” buildings in the area that have deteriorated or fallen into state of disrepair, the site, garage structure, salt shed, fuel pumps underground storage tank and accessory structures. Criterion “C” vacant and public owned property location remote access underutilization met by all of the lots on this site. Criterion “D” obsolete layout the properties meet this criterion also. Criterion “E” proper utilization based on condition of ownership

and Criterion “H” which is smart growth consistency, well planned, and well managed growth. She states that these properties meet all 5 criterion.

Mr. Troast asks if these properties will be governed by the County or by Pompton Lakes since it is County property.

Mr. Brewer states it’s governed by the zoning and the County would decide if they want to partner with the Borough of Pompton Lakes with the redevelopment plan.

Mayor Serra states it is County property and they can do whatever they want with the property they could bypass the Planning Board. It is a quasi-part of Passaic County.

Dr. Pendexter asks if there’s a timeline.

Mayor Serra says it could be a year or so.

Mr. Soojian asks if Pompton Lakes gets credit for the Senior Housing.

Mayor Serra states no. He asks Ms. Lawlor about the traffic pattern.

Ms. Lawlor states we don’t know what the plan is they will have to consider at that time. We do not look at any plans at this point of the redevelopment it can change.

Mr. Brewer states this is only to see if it is an area for redevelopment.

Mr. Edgeller asks if it is riverside, right up to the river.

Ms. Lawlor states it is on the edge but there is a buffer of our recycle center.

Mr. Simone Jr. opens comments or questions to the public.

Mr. Simone Jr. closes public session no comments.

Motion to prepare resolution to agree with recommendations to the governing body made by Mr. Fracaro and seconded by Mr. Soojian.

Roll Call: Mr. Simone Yes, Mr. Fracaro Yes, Mr. Soojian Yes, Ms. Michael Yes, Mr. Otto Yes, Mr. Troast Yes, Dr. Pendexter Yes, Mr. Edgellar Yes, Mayor Serra Yes, Councilman Baig Yes, Mr. Keating Yes. All in favor.

Mr. Simone Jr. introduces the Redevelopment study of Meridia, Wanaque Avenue, Block 6300 Lots 7, 19, 25.01, 25.02, 25.03, 26 and 27.

Mr. Soojian steps down because of conflict of interest in these properties and leaves the meeting.

Mr. Brewer goes over the exhibits:

PB1- Legal Affidavit

PB2 - Legal notice receipt from Herald News

PB3, PB4, PB5, PB6, PB7, PB8, PB9 - Legal notices to property owners with return receipts

PB10 – The Preliminary Investigation Determination of Need Report by Maser Consulting PA.

Mr. Brewer gives the exhibits to the Planning Board secretary to keep on file.

Ms. Lawlor steps up and describes the properties. The areas consist of mixed uses commercial and municipal owned along Lenox Ave. She states they look at property values and land improvement values, environmental conditions. These properties are 100% impervious and drainage can become an issue. Example Criterion “C” is Lot 19 is municipal with C2 contamination because of underground storage tank. Criterion “D” is applicable to lots 7, 25.01, 25.02, 25.03, 26 and 27. There is mixed apartment resident and orthodontist office and showroom, workshop for tailor, multiple rooflines and additions at different angles. There are cross easements, parking issues and people cutting through lots. Lot 25.01 is land locked. This property is in need of redevelopment municipality is looking at it without condemnation.

Mr. Simone Jr. opens questions to the Board. Stating that the Planning Board can only recommend but this is up to the governing body.

Mr. Simone asks could we recommend lots 22, 23, and 24 to be added to this redevelopment area which previously the owners opted out in 2008, 2009.

Mr. Brewer explains the benefits of adding these properties.

Mr. Simone Jr. opens comments to the public.

Dr. Jerold Shapiro, 11 Lenox Ave. steps up. He is sworn in. He states he owns the property next door to the municipal building in the redevelopment plan. He states he is in limbo with his property and wants to know how long the process can take. He states the police park on his property.

Mr. Brewer states that it can take a long time but most likely there is a developer who is interested in making things happen.

Mayor Serra states he can sell his property or he can wait.

Mr. Simone Jr. closes public session.

Mr. Troast recommends that they add on lots 22, 23, 24.

Motion to prepare resolution to agree with recommendations to the governing body including the additional lots 22, 23, and 24 to be added made by Mr. Troast and seconded by Ms. Michael.

Roll Call: Mr. Simone Yes, Mr. Fracaro Yes, Ms. Michael Yes, Mr. Otto Yes, Mr. Troast Yes, Dr. Pendexter Yes, Mr. Edgellar Yes, Mayor Serra Yes, Councilman Baig Yes, Mr. Keating Yes. All eligible in favor.

Mr. Simone Jr. asks if Mr. Tango would follow up on the Car Wash PB#18-05.

Mr. Tango states there are conditions waiting for approval from the County and they missed last's months meeting so it will be on this month's County Planning Board Meeting.

Mr. Simone discusses the Affordable Housing Obligations of the Borough.

Mr. Brewer explains them and states how important it is to stay in compliance with them. Must be 10% affordable housing of all new residential construction.

CONCEPTUAL: None

Mr. Simone Jr. opens to public comments, seeing there are none he closes public session.

ADJOURNMENT:

Motion moved by Mr. Fracaro, seconded by Mr. Troast. All voted in favor for the adjournment of the meeting at 9:21 P.M.

Lynnette Bradley, Secretary