

**MINUTES OF THE JANUARY 17, 2019 REDEVELOPMENT AGENCY  
REORGANIZATION MEETING**

The following are the minutes of the January 17, 2019 Reorganization Meeting of the Redevelopment Agency 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 7:04 P.M.

Mayor Michael Serra read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

Mayor Serra administered the oath of office to members Matthew Cavallo, Abby Novak and Ken Ross.

Also present were Andrew Brewer, Redevelopment Agency Attorney, Michael Fabrizio, Executive Director, Ralph Tango, Agency Engineer, Debbie Lawlor, Agency Planner, Mayor Mike Serra and Lori Clinton, Assistant Secretary.

A roll call indicated the following members were present: Mr. Tom Quigley, Mrs. Abby Novak, Mr. Ken Ross, Mr. Matthew Cavallo, Councilwoman Terri Reicher and Mr. Andy Silverstein. Mr. Dean Cioppa was excused.

**APPOINTMENT OF CHAIRMAN:**

Motion moved by Councilwoman Reicher and seconded by Mr. Ross for the appointment of Andy Silverstein as Chairman of the Agency. **All voted in favor.**

**ORGANIZATIONAL APPOINTMENTS:**

**Vice Chairperson:** Motion moved by Mr. Quigley, seconded by Mrs. Novak for the appointment of Councilwoman Terri Reicher as Vice Chairperson of the Agency. **All voted in favor.**

**Executive Director/Secretary:** Motion moved by Councilwoman Reicher, seconded by Mr. Quigley for the appointment of Michael Fabrizio as Executive Director/Secretary of the Agency. **All voted in favor.**

**Assistant Secretary:** Motion moved by Mrs. Novak, seconded by Mr. Quigley for the appointment of Lori Clinton as Assistant Secretary of the Agency. **All voted in favor.**

**Attorney:** Motion moved by Mr. Quigley, seconded by Mrs. Novak for the appointment of Maraziti Falcon LLP / Andrew Brewer, Esq. as Agency Attorney. **All voted in favor.**

**Engineer:** Motion moved by Mr. Quigley, seconded by Mr. Ross for the appointment of Maser Consulting / Ralph Tango as Agency Engineer. **All voted in favor.**

**Planner:** Motion moved by Mr. Quigley, seconded by Mr. Ross for the appointment of Maser Consulting / Debbie Lawlor as Agency Planner. **All voted in favor.**

**Special Counsel:** Motion moved by Mrs. Novak, seconded by Mr. Quigley for the appointment of Inglesino, Webster, Wyciskala & Taylor, LLC as Special Counsel. **All voted in favor.**

**Official Newspaper:** Motion moved by Mr. Ross, seconded by Mr. Quigley for the approval of the Trends as the official Newspaper of the Agency. **All voted in favor.**

**Alternate Newspapers:** Motion moved by Mr. Quigley, seconded by Mrs. Novak for the approval of the Herald News or Bergen Record as the alternate newspapers. **All voted in favor.**

**Meeting Date & Time:** Motion moved by Mr. Quigley, seconded by Mr. Ross: The Pompton Lakes Redevelopment Agency meets on the third Thursday of each month at 7:00 P.M. in the Municipal Building, 25 Lenox Ave, Pompton Lakes, New Jersey. Unless otherwise noted. **All voted in favor.**

Motion to Adjourn Reorganization Meeting moved by Mr. Quigley, seconded by Mr. Ross. **All voted in favor.**

### **REGULAR MEETING**

A roll call indicated the following members were present: Mr. Tom Quigley, Mrs. Abby Novak, Mr. Ken Ross, Mr. Matthew Cavallo, Councilwoman Terri Reicher and Mr. Andy Silverstein. Mr. Dean Cioppa was excused.

#### **MINUTES:**

Regular Meeting Minutes dated July 19, 2018: Motion moved by Mr. Quigley and seconded by Mr. Ross. **All eligible voted in favor.**

Regular Meeting Minutes dated August 16, 2018: Motion moved by Mr. Quigley and seconded by Mr. Ross to approve. **All eligible voted in favor.**

**CORRESPONDENCE:** None.

**UNFINISHED BUSINESS:** None.

#### **EXECUTIVE DIRECTOR'S REPORT:**

Mr. Fabrizio reported that he spoke with the redeveloper of the Salvation Army project regarding the time period when JCP&L will be working on the electrical supply. The developer will provide some type of generator to the Ice Cream station during the time when the power cut off.

#### **CONCEPTUAL PRESENTATION:**

None

#### **FORMAL PRESENTATION:**

- 1. 9 Hamburg Urban Renewal LLC  
7-9 Hamburg Turnpike  
Block 2800, Lot 11**

Ms. Lindsay Janel, attorney for applicant, described the history of the project. She stated that the property was purchased in 2018 and at that time was located in the Gateway Zone. There was an

investigation done to determine whether the property was in need of redevelopment. The planning board adopted a resolution in June 2018 saying the area was in need of redevelopment. There was a redevelopment plan created for the property and was adopted by the Borough Council. The property is now zoned as HRA1 in the Hamburg Redevelopment Area.

Mr. Janel described the current condition of the property. There is considerable deterioration to the building which is a 2 story frame dwelling.

The developer is proposing is a 3 story residential building with parking around the building. There are 7 units proposed with 2 parking spaces for each.

There are 3 1-bedroom units on the street level. There will be 4 2-story, 2 bedroom units on the 2<sup>nd</sup>/3<sup>rd</sup> floor.

The street level units will each have their own entrance at the rear of the building. Ms. Janel described the floor plans of the units.

The 2<sup>nd</sup> floor apartments are all 2 story. There is a common entrance to the units and no access from the outside to the 3<sup>rd</sup> floor. Ms. Janel described the layout of the 2<sup>nd</sup> floor units.

The board asked the developer to add windows to the sides of the building.

The developer, Mr. David Britva was sworn in.

Mr. Britva stated the exterior colors will be as they are depicted on the plans. The materials for exterior will be vinyl siding or Hardiplank siding with natural stone venier and Azek trim.

The landscaping plan was discussed. The developer will use as much shrubbery and small trees as possible.

The exterior lighting will be LED. There will be a central location for mailboxes following the regulations from the building department. There will be a designated space for packages and deliveries in the rear of the building, possibly by the stairs to the 2<sup>nd</sup> floor units.

The units will have individual AC units which will be camouflaged with landscaping.

The garbage dumpster will be located in the first parking spot and will be fenced in.

There will be a freestanding sign for the building as required by the county.

After lengthy discussion with the board members it was decided that there will be a special meeting to finalize the elements of project which are: landscaping, exterior lighting plan, mailbox/package area, landscaping around AC units, placement of bollards in parking lot, freestanding sign, windows (including model numbers), parking space assignment.

Mr. Britva stated the parking spots will be assigned. Stacked parking spaces will be assigned to the same unit.

Mr. Tango commented that he would review the drainage plan and report on it at the next meeting.

The developer stated that the setbacks in the front of the building, along with the curbing and sidewalks, will be done according to the county specifications.

It was decided that the board secretary would reserve the council chambers for January 31, 2019 for a special meeting to finalize the plans.

**NEW OR UNFINISHED BUSINESS:**

Councilwoman Reicher announced that the borough hired a part-time social media person. Mr. Fabrizio will work with him to get the message out about redevelopment in town.

Mayor Serra stated that the borough page will put information out from all the boards in town. There will be no commenting on the page.

Mr. Brewer explained the process for the Interim Cost Agreement and escrow accounts.

**PUBLIC DISCUSSION:**

Mr. Bruce Weiner, 35 James Terrace, stated that Facebook is a good tool to get information out. He asked that the borough reconsider allowing comments on their Facebook page.

**ADJOURNMENT TO EXECUTIVE SESSION:**

Motion was made by Councilwoman Reicher and seconded Mr. Quigley to go into executive session at 8:22 pm. **All voted in favor.**

The board returned back from executive session at 8:33 pm.

**ADJOURNMENT:**

Motion was made by Mr. Quigley to adjourn the meeting at 8:35 pm.



Lori Clinton, Assistant Secretary