

**MINUTES OF THE JANUARY 31, 2019 REDEVELOPMENT AGENCY
SPECIAL MEETING**

The following are the minutes of the January 31, 2019 Special 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 7:00 pm.

Chairman Andy Silverstein read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

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

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

Mr. Silverstein recognized Mr. Rick Steele for his efforts to further redevelopment in Pompton Lakes while he was a member of the council and agency. Mr. Steele decided not to seek reappointment.

MINUTES:

None.

CORRESPONDENCE: None.

CONCEPTUAL PRESENTATIONS: None

FORMAL PRESENTATION:

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

Mr. Silverstein stated that this was a continuation of the presentation from the January 17th meeting. The agency had asked the applicant to address eight items that were outstanding.

Lindsay Janel, attorney for applicant described the exterior lighting plan from the site plans. The parking lot lights will be LED with shields.

Ms. Janel described the landscaping on the site plans. Arborvitae will be used around the AC pad and along the property line. Blue Star Juniper will be used as decorative shrubs in the parking lot. The plans show 3 Callery Pear trees in the front of the building.

There was extensive discussion about the trees being used. It was decided that the engineer and planner would work with the applicant to select trees appropriate to the region. Ms. Janel stated that the county did not give any recommendations about landscaping.

Ms. Janel described the assigned parking spots which will all be on site. Tandem spots will be assigned to the same unit. The parking cost will be built into the rent.

There will be a bike rack and freestanding mailboxes on the side of the building.

The sign in the front of the building was discussed. The numbers will be lit so they can be seen clearly.

Ms. Janel spoke about the specific building materials and windows. There were windows added on the sides of the building. All building material and window specific details are noted on the site plan.

Mr. Britva explained the package room. The delivery people will have a code to leave packages inside.

Curb stops will be in front of each parking space along the building.

Mr. Tango commented on his January 30, 2019 memo to the board. He suggested that the shields should be used on the lighting in the parking lot. He recommended additional plantings along the foundation. There are minor issues needed to be addressed regarding the drainage design. He will work with the applicants engineer to resolve them. He stated that the applicant followed the board's direction on the other items.

There was further discussion about landscaping. It was suggested that adding some plantings along the foundation and by the small area of curbing by the driveway.

Public comments on application.

Mr. Randy Hinton, Montclair Ave. stated that he thinks it is a beautiful project. He wanted to point out that there is a deer issue and the shade tree commission has been planting Green Giant arborvitaes that are deer resistant.

Mr. Brewer explained Resolution 01-2019 which is to approve the execution of the Interim Cost Agreement.

Mr. Cavallo made a motion, seconded by Mr. Cioppa to approve Resolution 01-2019 authorizing the execution of an Interim Cost Agreement between Hamburg Urban Renewal LLC and the PLRA. **All voted in favor.**

Mr. Brewer explained Resolution 02-2019 which is to approve the execution of the Redeveloper's Agreement.

Councilwoman Reicher made a motion, seconded by Mr. Quigley to approve Resolution 02-2019 authorizing the execution of a Redeveloper's Agreement between Hamburg Urban Renewal LLC and the PLRA. **All voted in favor.**

Mr. Fabrizio suggested that PILOT recommendations be discussed at the next meeting.

NEW/UNFINISHED BUSINESS:

Councilwoman Reicher asked about a letter that the Lakeside Commons redeveloper received from the MUA. Mr. Fabrizio clarified that the redevelopment agency was not involved. Mr. Tango stated that there was a miscommunication between the developer and the MUA. The MUA makes an individual project determination for the TWA (treatment works approval) based on the size of the project. The state has to make the approval.

Mayor Serra said the borough will be hiring additional building inspectors that will be paid out of permit fees to monitor the larger projects in town.

Mr. Silverstein stated that he had a meeting with Rob Fortunato about a color change on the brick façade and the architectural error on the windows. He will bring samples of brick and windows to the next meeting.

PUBLIC DISCUSSION:

None

ADJOURNMENT:

Motion was made by Councilwoman Reicher to adjourn the meeting at 8:05 pm.



Lori Clinton, Assistant Secretary