

**MINUTES OF THE FEBRUARY 15, 2022 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the February 15, 2022 Regular Meeting of the Planning Board of the Borough of Pompton Lakes that was held in the Municipal Building, 25 Lenox Avenue and called to order at 8:03 P.M.

Chairman Simone 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. Mike Simone, Mr. Brian Otto, Mr. Tim Troast, Mr. Steve Edgeller, Mr. John Keating, and Mayor Michael Serra.

Ms. Anne Marie Michael and Mr. Steve Soojian were excused.

Mr. Richard Fracaro, Dr. William Pendexter, and Councilman DeLine were absent.

Also present were Andrew Brewer, Board Attorney; Sal Renda, Board Engineer; Jay DeFelicis, Board Planner; Lori Clinton, Redevelopment Secretary and Carmelina Fusaro, Board Secretary.

MINUTES:

Reorganization & Regular Meeting Minutes dated January 18, 2022.

- Mr. Keating stated he attended reorganization and regular meetings but his name is missing from roll call.
- Mr. Keating and Chairman Simone requested a summary of the discussion about the county's request for no left hand turn from Babcock to Wanaque Ave. and the Board's recommendation to the Borough Council should be added to the minutes.

Motion moved by Mr. Troast and seconded by Mr. Keating to approve minutes with changes. **All eligible voted in favor.**

CORRESPONDENCE:

- Bloomingdale **Introduction of Ordinance No. 2-2022 - AMENDING CHAPTER 92 "ZONING" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE**
- Resolutions/Agreements 22-92, 22-95, & 22-96 of the Borough Council of the Borough of Pompton Lakes.

APPLICATIONS:

1. **PB 21-03 Tesla Inc**
1-55, 63 Wanaque Avenue (Block 100, Lot 8)
Preliminary and Final Site Plan Application

The following professionals represented the applicant:

Ms. Nancy Lottenville, Attorney, Prime & Tuvel; and Matthew Bersch, Engineer, Dynamic Engineering.

Ms. Lottenville stated that new notice was provided for the meeting.

Mr. Bersch was sworn in.

Mr. Bersch referred to Sheet 5 of the revised site plans and described the changes:

- Additional sidewalk with curb ramp for accessible route for pedestrian activity.
- New accessible charging Station.
- The length of the sidewalk near the Starbucks was shortened.
- One of the Tesla charging stations was relocated to left side of the one-way entrance on Wanaque Ave. There will be 3 stations to the left of the one-way entrance and 9 stations to the right.

Mr. Bersch referred to Sheet 7 of the site plan and described the landscape changes:

- The applicant and Mr. DeFelicis agreed that the installation of new electrical conduits to the charging stations should not have any negative impact on the existing trees along Wanaque Ave.
- Mr. Bersch stated that Mr. DeFelicis approved the location of the new 20 shrubs (Inkberry Holly) at the ends of the charging stalls.

Chairman Simone asked the board for their comments:

- Mr. DeFelicis stated that he discussed the conduit routing with Mr. Bersch. Mr. DeFelicis recommended that the charging stations be placed close to the edge of the parking area for minimal disruption to the existing landscaping.
- Mr. Renda does not see any issues on the sidewalks.

Chairman Simone opened the meeting to the public:

- Mr. Jeff Kinon of 1088 Ringwood Ave., Pompton Lakes asked if the proposed shrubs are deer proof. Mr. DeFelicis responded that shrub is appropriate.

Chairman Simone closed the public session.

Chairman Simone stated that the applicant still has to get final approval from Passaic County and the Pompton Lakes Redevelopment Agency on the changes.

Mr. Troast suggested a condition be added to the resolution of approval that the applicant would be responsible for replacing any trees that are damaged by the installation of the electrical conduit with a 2 year time period.

Motion moved by Mr. Troast and seconded by Mr. Keating approval of application.

Roll call: Chairman Simone, Yes; Mr. Otto, Yes; Mr. Troast, Yes; Mr. Edgeller Yes; and Mr. Keating, Yes.

NEW/UNFINISHED BUSINESS:

Chairman Simone attended Open Space Meeting representing Planning Board. He reported that they are in process in reviewing possible changes of the playgrounds. There was also discussion regarding replacement of the pourous concrete in Hershfield Park.

Chairman Simone and Mayor Serra updated the board on the progress of the Car Wash.

Mayor Serra stated that the requirement from the County on the Meridia project is “there will be no left hand turn from the parking garage to Wanaque Ave.”. Babcock Place is not included and the Council ordinance was reintroduced.

PUBLIC DISCUSSION:

Chairman Simone opened the meeting to the public. There were no comments and the public session was closed.

ADJOURNMENT:

Motion moved by Mr. Otto and seconded by Mr. Troast. **All voted in favor.** Meeting adjourned at 8:37 pm.

Carmelina Fusaro, Board Secretary