

**MINUTES OF THE MARCH 28, 2022 REDEVELOPMENT AGENCY
SPECIAL MEETING**

The following are the minutes of the March 28, 2022 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 7:30 P.M.

Vice Chairman Tom Quigley 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. James Kimberlin and Councilman William Baig. Mr. Andy Silverstein, Mr. Dean Cioppa and Mr. Ken Ross were excused.

Also present were Mayor Mike Serra and Ms. Lori Clinton, Assistant Secretary

The following professionals represented the Agency:

- Mr. Andrew Brewer, Attorney. Maraziti Falcon, LLP. 240 Cedar Knolls Road, Suite 301, Cedar Knolls, NJ 07927
- Mr. Salvatore Renda, Engineer. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856
- Mr. Jay DeFelicis, Planner. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856

MINUTES:

None

CORRESPONDENCE:

None

EXECUTIVE DIRECTOR'S REPORT:

None.

FORMAL PRESENTATION:

1. **Capodagli Property Company, LLC/Meridia, LLC**
Wanaque Avenue (Block 6300, Lots 7, 19, 25.01, 25.02, 25.03, 26, 27)

The following professionals represented the applicant:

- Mr. Steve Mlenak, Attorney. Greenbaum, Rowe, Smith & Davis LLP. 75 Livingston Ave, Roseland, NJ 07068
- Mr. Arthur Kuyan, Professional Engineer. Stonefield Engineering. 92 Park Ave, Rutherford, NJ 07070
- Mr. Brian Taylor Architect. Taylor Architecture & Design. 95 Watchung Avenue, North Plainfield, NJ 07060

- Mr. Dennis Liloia, General Counsel. Capodagli Property Management; 201 S Wood Ave, Linden, NJ 07036

Mr. Mlenak stated that the developer is looking for approval for an amendment of the site plan.

Mr. Kuyan and Mr. Taylor were sworn in by Mr. Brewer and stated their qualifications.

Mr. Taylor described the proposed site plan. He stated that the applicant wants to connect the 2 buildings with a pedestrian bridge on all of the residential levels. The change will create a better circulation pattern eliminating the need for the 2nd elevator in building B. Mr. Taylor also said that the addition of the bridge will allow the building B residents easy access to the building amenities and Wanaque Avenue. He highlighted some of the changes as shown on the architectural drawings:

- the bridge is fully enclosed, constructed with glass walls
- all 3 elevators are the same size
- the stairwell from the parking lot remains

Mr. Quigley opened the meeting to the public.

Mr. Randy Hinton, 443 Montclair Ave, Pompton Lakes asked the architect why they are eliminating the elevator.

Mr. Taylor stated that the 3 elevators are sufficient for the number of units now that the buildings will be linked. He added that all 3 elevators are:

- sized to hold a gurney
- 3500 lb. weight capacity
- comparable to the size of a hotel elevator
- move in and move out are scheduled by management company

There was extensive board discussion about the elimination of the 2nd elevator in building B.

The public session was closed.

Mr. Taylor concluded his presentation.

Mr. Kuyan stated that there are very minor changes to the site plan with the addition of the pedestrian bridge. He said 2 additional parking spaces were gained with the addition of the bridge and the reconfiguration of some columns in the parking area.

Mr. Quigley opened the meeting to the public.

Mr. Randy Hinton, 443 Montclair Ave, Pompton Lakes asked if there was a bridge on all of the floors.

Mr. Kuyan responded yes.

The public session was closed.

Councilman Baig made a motion, seconded by Mrs. Novak to approve **Resolution 02-2022:** Resolution of the Pompton Lakes Redevelopment Agency Authorizing Meridia Pompton Lakes 261 Urban Renewal LLC to Submit an Application for Amended Site Plan Approval.

Roll Call: Mr. Quigley **Yes**, Mrs. Novak **Yes**, Mr. Ross **Yes**, Mr. Kimberlin **Yes**, Councilman Baig **Yes**.

The motion is approved.

PUBLIC DISCUSSION:

Mr. Quigley opened the meeting to the public. There were no comments and the public session was closed.

ADJOURNMENT:

Motion was made by Mrs. Novak to adjourn the meeting at 7:55 P.M.

A handwritten signature in cursive script that reads "Lori Clinton".

Lori Clinton, Assistant Secretary