

**MINUTES OF THE May 21, 2019 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the May 21, 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. Tim Troast, Dr. William Pendexter, Mr. Steve Edgeller, Mayor Mike Serra and Councilman William Baig, Mr. John Keating.

Mr. Brian Otto was excused from the meeting.

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 will be carried to next month's meeting awaiting comments from the board.

CORRESPONDENCE:

County of Passaic Site Plan Review for proposed Car Wash 105 Paterson Hamburg Tpk. Granting conditional approval if standards and requirements are met.

Letter from Maser Consulting dated May 17, 2019 re: Colfax Holdings Urban Renewal, LLC reviewing the new application before the board tonight.

APPLICATIONS:

1. PB#19-01

Colfax Holdings Urban Renewal, LLC
43 Lakeside Avenue/30-32 Colfax Avenue
Block 6200 Lot 1

Mr. Simone Jr. introduces the application PB#19-01 as Colfax Holdings Urban Renewal, LLC with minor site plan changes. They are currently under construction but have a slight change in footprint of the building.

Mr. Steven G. Mlenak, Esq. from Greenbaum, Rowe, Smith & Davis LLP steps forward and introduces his two witnesses to be sworn in. Pat Barton from Project Management Consulting and Mr. Jasvinder Arjani from Bertin engineering licensed engineer since 2009.

Mr. Barton states he is the project manager. They would like to put in a trash chute and they are working with JCP&L on placement of the poles for electric meters which they would not allow inside the building. He states that this project went before the RDA and was approved.

Mr. Brewer states the RDA did approve the site plan and the brick to be used.

Mr. Barton stated they will use full brick, the weather is favorable for it and shows the board samples of the bricks.

Mr. Jasvinder Arjani goes over the site plans. He shows the change to the trash room NE corner on drawing # C2.2. He explains the slight reduction of shrubs to have the electric meter banks on the outside with the proposed green fence that would hide the trash compactor room. He states no variances required.

Mr. Tango and Ms. Lawlor go over the letter from Maser Consulting. They ask if the former trash pad will remain or be eliminated.

Mr. Barton states it will remain for the first floor tenants who don't have the chute.

Mr. Simone Jr. asks about the function of the chute and about recycling.

Mr. Barton explains how the chute goes into the compactor and the dumpster pushes it and compacts it into containers. He states he is not familiar with our recycling policies.

Mayor Serra states they will give the borough tonnage to put on our recycling per year.

Mr. Simone Jr. asks how the dumpsters function.

Mr. Barton explains how they roll down the driveway and pass the handicap spaces.

Mr. Simone Jr. asks about the vines used for the fence.

Mr. Jasvinder Arjani states they will use clematis.

Mr. Troast asks if the chute meets all fire codes and if it's dangerous to little kids falling down them. He asks about kitchen debris getting stuck in the chute concerned about smells.

Mr. Barton states they are fire rated enclosures, doors with sprinkler heads and vented out the top, with exhaust and fresh air supply and not dangerous to children they need to be turned and are spring loaded. There is a wash that can be done to clean the chute.

Mr. Troast adds concern about some of the plants and how they might block some of the living room windows.

Dr. Pendexter asks why JCP&L wanted the meters outside instead of inside.

Mr. Barton states it is a requirement placed on them and he didn't know why.

Mayor Serra states that they are having extra electric poles put in to cover all electric at their own expense which is very costly.

Mr. Simone Jr. opens to the public. All in Favor.

William Smith Jr. 713 Cinnamon Lane, Franklin Lakes steps up. He states he owns the Ice Cream Station & Kitchen. He came to inquire about the electric and he is fine with the plans. He feels it will be good for the town.

Mr. Simone Jr. closes the public portion.

Motion to approve the application with changes as submitted made by Mr. Fracaro seconded by Ms. Michael

Roll Call: Mr. Simone Yes, Mr. Fracaro Yes, Mr. Soojian Present, Ms. Michael Yes, Mr. Troast Yes, Dr. Pendexter Yes, Mr. Edgellar Yes, Mayor Serra Yes, Councilman Baig Yes, Mr. Keating Yes 9 Votes

RESOLUTIONS: None

CONCEPTUAL: None

NEW/UNFINISHED BUSINESS:

Ms. Lawlor states they are working on designs nothing new to report.

Mr. Simone Jr. would like to have applicants submit digital PDF format plans. He would like it to be a requirement on the checklist for applicants.

Mr. Brewer states that it would have to be adopted by ordinance must be changed by Mayor and Council.

Mayor Serra states there will be a DEP commission meeting next Wednesday at 6:00pm by invitation only to discuss DuPont issues.

ADJOURNMENT:

Motion moved by Mr. Troast, seconded by Mr. Fracaro. All voted in favor for the adjournment of the meeting at 9:00 P.M.

Lynnette Bradley, Secretary