

**MINUTES OF THE MAY 17, 2022 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the May 17, 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 Mike 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: Chairman Mike Simone, Mr. Richard Fracaro, Mr. Steve Soojian, Mr. Steve Edgeller, Ms. Anne Marie Michael, Mr. Brian Otto, Mr. John Keating, Councilman Eric DeLine, and Mayor Michael Serra.

Mr. Tim Troast was excused and Dr. William Pendexter was absent.

Also present were Andrew Brewer, Board Attorney; Carl P. O'Brien, Board Engineer; Lori Clinton, Redevelopment Secretary, and Carmelina Fusaro, Board Secretary.

MINUTES:

Regular Meeting Minutes dated April 19, 2022.

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

CORRESPONDENCE:

- **Township of Wayne – Ordinance # 23-2022** – Amending Chapter 134 “Land Development”.
- **Resolution 22-161** – Sustainable Land Use Pledge Resolution
- **N.J.A.C. 5:39-1** - Remote Public Meeting Regulations

APPLICATIONS:

1. PB 22-02

Galway Bay LLC (Thatcher McGhee’s)
6 Wanaque Ave
Block 2100 Lot 37.01

(Application carried from April 19, 2022 meeting)

Mr. Brewer requested clarification on the technical questions:

- Front Yard Set Backs – no changes which is a zero change
- Accessory Building – minimum of 8’ is confirmed.
- Height of the Accessory Structure is 16’1”.
- Confirmed Shrubbery will not be over 30”.

Mr. DeVizio reviews Site Plan in detail of the Engineers report alongside Mr. Carl P. O'Brien, Board Engineer for acceptance:

- Addressed and was provided with separate demolition, grading, and drainage utility plans.

- 1 single step 7 1/2" wide step with railings
- Curbing addressed
- Cross section provided is at scale.
- Yellow stripping being removed.
- Lot Coverage accepted.
- No change of circulation parking.
- Seating outside 64 seats confirmed.
- Permits were provided for outdoor seating.
- Calculation of 4" depth of removal confirmed.
- Split Rail fencing confirmed with solid posting and will be in accordance with Building code requirements.
- No fence and shrubbery over 30" high within 50' of intersection confirmed.

Chairman Simone asks about the protection with more boulders in the landscape area.

Mr. Keating asks if the county had any comments on this application but all was accepted to the screening of this project.

Mr. DeVizio goes on with the Architectural Plans Review in details. No new plans have been submitted so no comments have not been addressed at this time.

Mr. Brendan Madden estimated a time frame will be approximately 5 weeks for the pavilion to arrive.

Exhibit A1 was presented and to show visual of the pavilion.

Chairman Simone asked:

- Electric for Lighting / Ceiling Fan.
- Heating to be contained.
- Landscaping – tree will not be removed to keep for shading.

Councilman DeLine asked about if the Pavilion will be open all year round and what will be done for coverage but Mr. Madden doesn't think that this will be used during the winter months.

Mayor Serra inquired about the serving station and was answered that this will be used to stage the drinks and for storage area for condiments and supplies.

Chairman Simone asked if there will be a special parking spot for takeout's and was answered there will be none.

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

Motion to approve this application PB 22-02 with conditions; moved by Mr. Fracaro and seconded by Mr. Keating

Roll Call: Chairman Simone, Yes; Mr. Fracaro, Yes; Mr. Soojian, Yes; Ms. Michael, Yes;

Mr. Otto, Yes; Mr. Edgeller, Yes; Mayor Serra, Yes; Councilman DeLine, Yes; and

Mr. Keating, Yes.

RESOLUTIONS:**1. PB 22-01**

237 Hamburg Turnpike, LLC (Rhino Studio)
237 Hamburg Turnpike
Block 8300 Lot 9

Motion to approve Resolution PB 22-01; moved by Mr. Fracaro and seconded by Mr. Keating

Roll Call: Chairman Simone, Yes; Mr. Fracaro, Yes; Mr. Soojian, Yes; Ms. Michael, Yes; Mr. Otto, Yes; Mr. Edgeller, Yes; Mayor Serra, Yes; Councilman DeLine, Abstained; and Mr. Keating, Yes.

2. PB 22-03

261 Urban Renewal (Meridia)
Wanaque Avenue & Babcock Place
Block 6300 Lots 7, 25.01, 25.02, 25.03, 26 & 27

Mr. Soojian was excused from this Resolution due to conflict.

Motion to approve Resolution PB 22-03; moved by Mr. Fracaro and seconded by Ms. Michael

Roll Call: Chairman Simone, Yes; Mr. Fracaro, Yes; Mr. Soojian, Excused; Ms. Michael, Yes; Mr. Otto, Yes; Mr. Edgeller, Yes; Mayor Serra, Yes; Councilman DeLine, Abstained; and Mr. Keating, Yes.

Mr. Soojian returns to join the meeting.

3. PB 22-02

Galway Bay LLC (Thatcher McGhee's)
6 Wanaque Ave
Block 2100 Lot 37.01

Motion to approve amended Resolution PB 22-02; moved by Mr. Fracaro and seconded by Mr. Keating

Roll Call: Chairman Simone, Yes; Mr. Fracaro, Yes; Mr. Soojian, Yes; Ms. Michael, Yes; Mr. Otto, Yes; Mr. Edgeller, Yes; Mayor Serra, Yes; Councilman DeLine, Yes; and Mr. Keating, Yes.

OTHER BUSINESS: None.

PUBLIC DISCUSSION:

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

Mayor Serra opened the discussion regarding resolution being completed the week prior to the next meeting for review and then extensive discussion regarding the check list of board applications and the additional copies needed of the site plans.

Councilman DeLine is going to look into this further and will follow up with ideas to be discussed.

ADJOURNMENT:

Motion to adjourn moved by Mr. Fracaro and seconded by Mr. Keating. **All voted in favor.** Meeting adjourned at 8:58 pm. Next meeting scheduled for June 21, 2022.

Carmelina Fusaro, Board Secretary