

**MINUTES OF THE MAY 19, 2022 REDEVELOPMENT AGENCY  
REGULAR MEETING**

The following are the minutes of the May 19, 2022 Regular 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.

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, Mr. Ken Ross, Mr. Dean Cioppa, Mr. James Kimberlin, Councilman William Baig and Mr. Andy Silverstein. Mrs. Abby Novak was excused.

Also present were Mayor Mike Serra; Mr. Ben Delisle, Executive Director; 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. Carl O'Brien, Engineer. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856
- Ms. Debbie Lawlor, Planner. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856

**MINUTES:**

Regular Meeting Minutes dated March 17, 2022: Motion moved by Mr. Quigley and seconded by Councilman Baig.

**Roll Call:** Mr. Quigley **Yes**, Mr. Ross **Yes**, Mr. Cioppa **Present**, Mr. Kimberlin **Yes**, Councilman Baig **Yes**, Mr. Silverstein **Present**.

**The motion is approved.**

Special Meeting Minutes dated March 28, 2022: Motion moved by Mr. Quigley and seconded by Councilman Baig.

**Roll Call:** Mr. Quigley **Yes**, Mr. Ross **Present**, Mr. Cioppa **Present**, Mr. Kimberlin **Yes**, Councilman Baig **Yes**, Mr. Silverstein **Present**.

**The motion is approved.**

**CORRESPONDENCE:**

None

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Ben Delisle, the newly appointed Executive Director was introduced to the board.

Mr. Silverstein reported the following:

- Meridia moving along, still in the process of getting final resolution compliance from the Planning Board.
- Mr. Silverstein and Mayor Serra walked the town with a representative from Pencor. The developer asked for some additional information on a few of the properties.
- Mayor Serra said that he spoke with the Joe Musumeci, owner of 223 Wanaque Ave. Mr. Musumeci said that he was looking for additional financing. There will be more information to come.

### **FORMAL PRESENTATION:**

#### **1. Washington Urban Renewal at Pompton Lakes, LLC** 125 Wanaque Avenue (Block 3101, Lots 4 and 5)

The following professionals represented the Applicant:

- Mr. Steven Veltri, Attorney. 420 Totowa Road, Totowa, NJ 07512
- Mr. Gianni Intili, Architect. GI Design Studio, 1 Hillside Terrace, Woodland Park, NJ 07424

Mr. Veltri addressed the board. He stated the project has been scaled down since the original presentation in 2018.

Mr. Veltri stated that the 3 building owners were present. Mr. Cosimo Santoro, Mrs. Teresa Santoro and Mr. Raffaele Santoro. Mr. Raffaele Santoro will act as general contractor for the project.

Mr. Gianni Intili, architect was sworn in by Mr. Brewer and was qualified as an expert.

Mr. Intili presented the site plan he prepared and described the existing building layout and parking lot on the site.

Mr. Intili described the changes that are proposed:

- expanding the 2<sup>nd</sup> floor the entire length of the building
- adding an additional entrance in the rear
- 22 parking spaces in the rear parking lot
- the driveway from Lakeside Ave. will be closed
- parking spots will be assigned in the lease
- basement level will consist of existing retail space, retail storage area, residential gym, management office, mechanical room, laundry room, tenant storage
- 1<sup>st</sup> floor will consist of 6 retail spaces
- the stairway access to the 2<sup>nd</sup> floor residential
- 2<sup>nd</sup> floor—7 2-bedroom and 1 1-bedroom
- kitchen finishes and other amenities
- all mechanicals will be on the roof
- the façade will consist of new brick and rain screen panels
- new windows in storefronts
- canopies over the retail entrances
- rear entrances for retail units
- retail interiors will be upgraded when leases expire so they do not displace any business

- described the entrance to residential from parking lot
- building is cantilevered in the rear

Mr. Intili stated that they will have a structural engineer inspect the building after the project is approved and before construction.

There was extensive discussion about parking requirements and shared parking.

Mr. Intili concluded his presentation.

There were questions from the commissioners and discussion about:

- the laundry room in the basement and the possibility of washer/dryers in the apartments
- building security
- location of the mechanicals for each unit
- the parking lot design and the potential to add some landscaping features

Mr. Brewer stated that Triad review the project and the COAH obligation will be one unit.

Mr. Intili responded to the comments in the Colliers review letter:

- there was discussion about the retractable awnings in the front of the building and the possibility of needing an easement
- Mr. Intili described the lighting plan for the building and the signage
- Mr. Intili stated that all residential units are ADA compliant
- Mr. Intili stated that the retail units are ADA accessible

There was discussion about whether both lots are in the redevelopment area. Ms. Lawlor stated that the parking lot is located in the redevelopment zone. Mr. Brewer confirmed that both lots (building and parking) must be located in the redevelopment zone in order to move forward with a PILOT agreement.

The commissioners agreed that they are in favor of the project and would like to see it move forward.

The applicant concluded their presentation.

#### **PUBLIC DISCUSSION:**

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

#### **ADJOURNMENT:**

Motion was made by Mr. Kimberlin, second by Mr. Quigley to adjourn the meeting at 9:29 P.M.



Lori Clinton, Assistant Secretary