

**MINUTES OF THE SEPTEMBER 15, 2022 REDEVELOPMENT AGENCY
REGULAR MEETING**

The following are the minutes of the September 15, 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, Mrs. Abby Novak, Mr. Dean Cioppa, Mr. James Kimberlin, Councilman William Baig and Mr. Andy Silverstein. Mr. Ken Ross was excused.

Also present were 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

MINUTES:

Regular Meeting Minutes dated May 19, 2022: Motion moved by Mr. Quigley and seconded by Mr. Cioppa.

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

The motion is approved.

CORRESPONDENCE:

None

EXECUTIVE DIRECTOR'S REPORT:

Mr. Silverstein reported the following:

- The Washington Building. Waiting on revised plans based on feedback from the commissioners.
- Meridia. The developer waiting for approvals from the MUA. There was discussion about minor changes to the retaining wall. Pilings have been put in. The developer will be applying for building permits in the next few months.
- 223 Wanaque Ave. Committee members met with Joe Musumeci about the status of financing for his project. Permit applications have been submitted to the building department. Once plans are approved the developer will have 6 months to start construction.
- 201 Wanaque Ave. Waiting for the outstanding items that are needed by Colliers to complete the engineering/planning review.

- 9 Hamburg Turnpike. The commissioners asked Mr. Delisle to check with the building department about the status of the project and landscaping and lighting. Mr. Delisle will also ask that someone reach to the owner regarding the overgrown weeds on the site.

FORMAL PRESENTATION:

1. **525 Wanaque Ave. LLC**
525 Wanaque Avenue (Block 7400, Lot 11)
Redeveloper's Agreement

Mr. Kimberlin excused himself from the meeting and left the room because he has a business relationship with the developer.

Mr. Brewer explained that the agreement was a standard agreement between the agency and the developer. He said that there was some complication with the site because a very small part the fire department building is located on the property. The county also required some changes to the driveway. Those things delayed the agreement from being finalized.

Mr. Quigley made a motion, seconded by Mrs. Novak to approve **Resolution 04-2022**: Resolution of the Pompton Lakes Redevelopment Agency Authorizing the Execution of a Redevelopment Agreement between 525 Wanaque Avenue Associates Urban Renewal, LLC and the Pompton Lakes Redevelopment Agency.

Roll Call: Mr. Quigley **Yes**, Mrs. Novak **Yes**, Mr. Cioppa **Yes**, Councilman Baig **Yes**, Mr. Silverstein **Yes**.

The motion is approved.

Mr. Kimberlin returned to the meeting.

Mr. Silverstein told the members of the public that the agency was going into closed session.

ADJOURNMENT TO EXECUTIVE SESSION:

Motion was made by Mr. Quigley, second by Mr. Cioppa to go into executive session to discuss a contractual matter.

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

The meeting adjourned to executive session at 7:45 P.M.

The board returned back from executive session at 7:58 P.M.

Mr. Silverstein stated that the details of the executive session will be made public when it is no long deemed to be confidential.

PUBLIC DISCUSSION:

Mr. Silverstein opened the meeting to the public.

Mr. Randy Hinton, 443 Montclair Ave. Mr. Hinton asked questions about the proposed project at 430 Montclair Ave. Mr. Hinton said that the property owner approached some of the neighbors about putting a residential building on the property. Mr. Silverstein said that that property was not

in a redevelopment area although the property owner did present a conceptual plan to the agency. Mr. Hinton stated that he was concerned about some environmental issues on the property. He also stated the residents are concerned about the increased amount of traffic that will be generated with the addition of a 48 unit residential project.

There were no additional comments and the public session was closed.

ADJOURNMENT:

Motion was made by Mr. Quigley, second by Mr. Cioppa to adjourn the meeting at 8:12 P.M.

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

Lori Clinton, Assistant Secretary