

**MINUTES OF THE OCTOBER 18, 2022 PLANNING BOARD  
REGULAR MEETING**

The following are the minutes of the October 18, 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 7:30 P.M.

Chairman 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: Mr. Mike Simone, Mr. Richard Fracaro, Ms. Anne Marie Michael, Mr. Steve Edgeller, Mr. John Keating, Councilman DeLine, and Mayor Michael Serra.

Mr. Tim Troast, Mr. Steve Soojian, and Mr. Brian Otto was excused.

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 May 17, 2022.

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

**CORRESPONDENCE:**

**ADOPTION FOR ORDINANCE 22-CODE-889**, "AUTHORIZING AND ENCOURAGING ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT AND MAKE READY PARKING SPACES  
**ADOPTION OF ORDINANCE NO. 14-2022** AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE TO ADDRESS CANNABIS WHOLESALERS

**ADOPTION OF ORDINANCE NO. 15-2022** AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING", ARTICLE XII "SCHEDULE OF REGULATIONS", SECTION 92-58 "M-1-Q LIGHT INDUSTRIAL AND QUARRY ZONE" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

**ORDINANCES 22-CODE-891 AND 22-CODE-892**, "AMEND, SUPPLEMENT, AND REVISE THE CODE OF THE BOROUGH OF OAKLAND, LAND USE, CHAPTER 59 ENTITLED, LAND USE AND ZONING

**ORDINANCE NO. 41-2022** (ATTACHED) AN ORDINANCE TO AMEND AND SUPPLEMENT CHAPTER 134 (LAND DEVELOPMENT) OF THE CODE OF THE TOWNSHIP OF WAYNE ELECTRIC VEHICLE SUPPLY/SERVICE EQUIPMENT (EVSE)

**ORDINANCE 22-CODE-893** "AN ORDINANCE AMENDING CHAPTER 59 OF THE CODE OF THE BOROUGH OF OAKLAND, ENTITLED "LAND USE AND ZONING"

**APPLICATIONS:**

- 1. PB# 22-04  
Soaring Car Wash  
105 Hamburg Turnpike  
Pompton Lakes, NJ 07442  
Block 2905 Lot 11.04**

Chairman Simone stated these are the amended site plans and the applicant inquiring as to what was previously approved.

Jerome Vogel approaches and stated these are amended site plans that was approved in resolution PB 18-05 adopted in 2019 and will be hearing from Mr. Jonathan Istranyi who designed and engineered this project and will explain the amendments, modifications and comments made on these plans.

Mr. Jonathan Istranyi of Stonefield Engineer and Design was introduced and sworn in.

Mr. Istranyi presents Exhibit A1 of the Arial image of the site.

He noted specific items in particular from the approved plans and list of modification to the amendments of the site plan:

1. Parking setbacks near the road way will now be 5.8' to about 6.9' slightly uneven but no zoning was required.
2. Healing Lane – as-built installed now will be 8 1/2' to about 10.8' making one side a little closer to Ringwood Ave during this construction.
3. Canopy installed will now be 47 1/2' was proposed due to the canopy extensions.
4. Sidewalk being relocated to a flatter location that will line up to building and Ringwood Ave.
5. Vacuum pumps will have lighting to be included and was requested by the board. It will be hidden with 23 emerald green arborvitae trees to screen from the public view.
6. Catch basin has been revised to install a trench drain vs the E Drain as proposed.
7. The lighting features are added to the plans.
8. Signs will be keeping the portal able directional sign.

Mr. O'Brien - Board Engineer speaks and agrees that most of all of the questions stated from the Engineers letter have been addressed. He had a question about the Vacuum light and the timing of when they will be turned off and was answered that the vacuum lighting will only be on until closing at 9 pm and the Site lighting will shut off at 10 pm.

The "No-Left Turn" signs will be modified to include language that indicates for car wash only. Mr. Istranyi agreed to relocate just one sign and revise the language to avoid any confusion by the public. All agree to update this sign and location.

There was extensive discussion further on trench and draining issues.

Mr. Simone asks if the board has any questions.

Mayor Serra asked if there was any need to access or enter the building and was answered that there is no need for public to enter the building.

Mr. Simone asks again and there are no further questions from the board.

Mr. Istranyi will report on the 2 letters dated October 14th and 16<sup>th</sup> that were received from the neighboring Dental Office.

1. Shared driveway – was subdivided with an access easement was established and presented and allows both property owners to share the driveway.
2. Mr. Vogel explains regarding this subdivisions and passes out the Minor Subdivision Deed as exhibit A2.

Mr. Simone confirms that both properties border the entire easements to the entrance and exits have no restrictions.

Mr. Istranyi continues to go through both letters and responds that all comments have been discussed and answered as previously stated and making the application safer for both properties.

Mayor Serra asks why the right turn into the lot and the response was so they can enter to either the Dentist office or to just to vacuum the car.

Carl, Board Engineer asks about the driveway originally 24 ft and is confirmed that it was widen to the as built conditions to be 30 ft wide.

Mr. Keating asks about site issuance from the County and Mr. Simone indicates that a letter is needed in writing from the Counties approval.

Mr. Simone opens this to the public for comments.

Mr. Dan Nyhuis was sworn in.

Mr. Nyhuis indicates that he wrote the letters and 4 of the 5 questions have been answered.

His questioned when traveling north from Ringwood to make the right hand turn the visibility is not clear – it has a 2 “left turn” signs, bus stop sign and the arborvitae trees.

Mr. Simone answered both signs will be removed and replaced with 1 sign moving further up from that corner.

Councilman DeLine suggested if they can remove 1 or 2 vacuums so that the Arborvitae trees can be removed to the visual.

Mr. Nyhuis also asked about the “left turn only” striping to be removed before it causes confusion to the customer going in to the dentist office.

The board suggest to remove the “left turn only” before the striping and change the straight arrow to a left turn arrow behind the stop bar.

Mr. Simone closes the public session.

Mr. Simone reviews & comments on the amended Site Plan Application.

The board members asked that the public session be reopened.

Mr. Erion Lenas, owner gets sworn in.

Mr. Vogel asks Mr. Lenas on the canopies of the vacuum station and status. He comments that the covers are made with same color and fabric and will be shield to LED lighting plan.

Mr. O’Brien – Board Engineer - indicates that this should be a condition added to be reexamined after this is installed.

There was extensive discussion about the LED Lighting.

Board agrees to add a Condition to the timing of the lights at 9:00 pm and the security lights to be turned off at 10:00pm.

Councilman DeLine comments regarding the Trench Drain not shown on the plans.

Mr. Simone request upon approval of the Board Engineer to have the plans amended to include the placement, type and style of the Trench Drain.

Mr. Keating asked about the cars stopped at Kiosk the headlights extend to the oncoming cars at the traffic light on Ringwood Ave.

Board agrees to add additional planting on the corner of Hamburg Turnpike and Ringwood Ave to shield the headlights.

Mr. Simone opens to the Public for comments or statements.

Joe Vocha gets sworn in.

He introduces himself as a new home owner and resident to this town and indicates his house is located across the street from the Car Wash. He states that he is happy to hear that there are plans for the lights to be shielded so that light does not shine onto his house.

Mr. Al Evangelista gets sworn in.

He only had a suggestion to maybe put in electric “motion” light sensors to replace some of the lighting at the vacuum stations.

Mr. Simone closes the public session.

Motion to approve this application PB 22-04 with conditions; Mr. Fracaro makes the motion to approve with said conditions and seconded by Ms. Michael.

Mr. Brewer goes over the conditions for this application for board approval:

1. The 2 “no left turn” signs along Ringwood Ave. to be reworked and approved by Engineer.
2. Installation for the Trench Drain rather than E Drain. Subject to testing to be made after a rain event and approved by the Engineer.
3. The applicant to demonstrate what type of drain to be proposed subject to the approval of the Engineer.
4. Submit any approval resolutions and with plans to the County for review and approval.
5. Demonstrate and show to the Engineer the site triangle exiting this site onto Ringwood Ave. is acceptable.
6. To take out the left turn only striping and move it back before the stop line.
7. Light testing for property line to confirm with the plans and town ordinance.
8. Coordinate the trench drains to not interfere with the Dentist office.
9. Addition planting along Hamburg Turnpike to shield the headlights.

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

Mr. Edgeller, **Yes**; Mr. Keating, **Yes**, Mayor Serra, **Yes**; and Councilman DeLine, **Yes**

**RESOLUTIONS: None**

**OTHER BUSINESS:**

**Mr. Simone talks about projects that are happening on the Open Space Committee and complimented on a job well done for this borough. He also discusses projects that Redevelopment will be working on as well.**

**PUBLIC DISCUSSION:**

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

**ADJOURNMENT:**

Motion to adjourn moved by Mr. Keating and seconded by Mr. DeLine. **All voted in favor.** Meeting adjourned at 9:16 pm. Next meeting scheduled for November 15, 2022.

Carmelina Fusaro, Board Secretary