

**MINUTES OF THE OCTOBER 20, 2022 REDEVELOPMENT AGENCY
REGULAR MEETING**

The following are the minutes of the October 20, 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 7:35 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, Councilman William Baig and Mr. Andy Silverstein. Mrs. Abby Novak was excused. Mr. Dean Cioppa and Mr. James Kimberlin were absent.

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
- Ms. Debbie Lawlor, Planner. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856

MINUTES:

Regular Meeting Minutes dated September 15, 2022: Motion moved by Mr. Quigley and seconded by Councilman Baig.

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

The motion is approved.

Executive Session Meeting Minutes dated September 15, 2022: Motion moved by Mr. Quigley and seconded by Councilman Baig.

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

The motion is approved.

CORRESPONDENCE:

None

EXECUTIVE DIRECTOR'S REPORT:

Mr. Silverstein reported the following:

- Meridia. A meeting was held with representatives from Meridia, the Borough and the Redevelopment Agency. There was discussion about who the main contact would be for the construction phase of the project. The Borough Administrator and Meridia worked out a plan to repair the borough parking lot that was damaged during the pile driving. The damage to the Civic Center was also discussed. It was agreed that the developer would

look into either rehabilitating the building (per the redeveloper's agreement) or constructing a new building if the costs were comparable. The borough may also contribute to the cost of a new Civic Center. An amendment to the redeveloper's agreement will be necessary at some point.

Mr. Delisle reported:

- Pompton Five. Mr. Musumeci has not followed through with the repairs and site clean-up he agreed to do. Mr. Delisle will reach out to the building department and request that a violation notice be sent.

NEW/UNFINISHED BUSINESS:

1. Capodagli Property Company, LLC/Meridia, LLC

Wanaque Avenue (Block 6300, Lots 7, 19, 25.01, 25.02, 25.03, 26, 27)

Mr. Greg Wills, Regional Project Manager presented a couple of options for a decorative wall and landscaping to cover up the exposed sheet pilings. The board's decided that they prefer brick veneer. Mr. Wills stated that he will put sample board together and present it to the board at a later meeting.

2. 430 Montclair Ave.

430 Montclair Avenue (Block 1800, Lot 13)

The following professionals represented developer:

- Ms. Sophy Sedarat, Attorney. McDonnell & Whitaker, LLC, 245 E. Main Street, Ramsey, NJ 07446

Ms. Sedarat explained that the applicant appeared in front of the agency approximately one year ago. Based on feedback from that meeting, the developer has been working with his professionals to reduce the density of the proposed structure. The developer is now requesting that the property be considered as an area in need of redevelopment.

Mr. Silverstein stated that the property is not designated as an area in need of redevelopment and there was no approval granted from the agency for project. The request to consider the property as an area in need of redevelopment was sent to the Mayor and Council on September 7, 2022. The mayor and council asked the applicant to appear before the Redevelopment Agency to discuss the request.

Ms. Sedarat stated the following:

- the condition of the building that will be converted to a multi-unit residential building is in serious disrepair
- there are both residential and commercial buildings on neighboring properties
- developer is considering subdividing the property into 2 lots (the newer commercial building will be one lot and the proposed building will be located on the other lot)

There was extensive discussion about subdividing the property before the redevelopment study. Mr. Brewer stated the subdivision application would have to be heard by the board of adjustment because the commercial use is considered a non-conforming use.

Mr. Silverstein stated:

- utilizing the existing footprint could be problematic because there is no rear yard setback
- the parking for the residential will have to be contained on the newly divided lot
- the affordable housing requirement will be five units based on the 48 unit count

Mr. Turco stated that the property has been cleaned to residential standards. At this point he is not considering knocking the building down.

Mayor Serra explained that the Planning Board planner will conduct a study to determine if the property meets to criteria to be designated at the Borough Council's request.

There was extensive discussion about the different ways that Mr. Turco can proceed.

Mr. Turco said he would have his planner contact the board's planner to discuss next steps.

3. Colliers Engineering: Review of DRA-1 Redevelopment Area

Ms. Lawlor stated that there were some lots in the downtown area that were not added to the redevelopment area when the original study was done. At that time property owners were given the option to opt out of having their properties included.

Ms. Lawlor reviewed the list of properties should be studied.

There was discussion about which properties should be included. The commissioners agreed to study all of the properties.

PUBLIC DISCUSSION:

There were no public comments.

ADJOURNMENT:

Motion was made by Mr. Quigley, second by Councilman Baig to adjourn the meeting at 9:10 P.M.



Lori Clinton, Assistant Secretary