MINUTES OF THE MARCH 21, 2019 REDEVELOPMENT AGENCY
REGULAR MEETING

The following are the minutes of the March 21, 2019 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 7:10 pm.

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. Ken Ross, Mr. Dean Cioppa, Councilwoman Terri Reicher, and Mr. Andy Silverstein. Mr. Matthew Cavallo arrived at 7:20 pm.

Also present were Andrew Brewer, Attorney, Ralph Tango, Engineer, Debbie Lawlor, Planner, Michael Fabrizio, Executive Director, Mayor Mike Serra and Lori Clinton, Assistant Secretary.

MINUTES: None.

CORRESPONDENCE: None.

EXECUTIVE DIRECTOR’S REPORT: Nothing to report.

CONCEPTUAL PRESENTATIONS: None

NEW/UNFINISHED BUSINESS:

Mr. Silverstein said Plumlaw Partners will not be discussed and Meridia Downtown Urban Renewal, Pompton Lakes, LLC will be discussed in executive session.

1. 9 Hamburg Urban Renewal LLC
   7-9 Hamburg Turnpike
   Block 2800, Lot 11

   Mr. Brewer reviewed Resolution No. 04-2019 recommending a financial agreement between 9 Hamburg Urban Renewal, LLC and the Borough of Pompton Lakes.

   Mr. Quigley made a motion, seconded by Mr. Cioppa to approve Resolution 04-2019. All voted in favor.

2. Colfax Holdings Urban Renewal LLC
   43 Lakeside Avenue
   Block 6200 Lot 1

   Mr. Silverstein received a call from the attorney for the developer stating they were not able to get enough brick in the color that was approved. The developer provided a sample that was very close to the original approved color.
The developer also requested a change to the bump outs on the building to stucco and a change in the style of windows. There was discussion among the agency members and they decided they wanted to keep the original.

The developer wants to add a trash chute. Mr. Silverstein described the drawing that was provided. The chute would lead to a dumpster and compactor that would be enclosed by a wall.

Mr. Silverstein stated that if the agency approves the change the developer would have to get site plan approval from the Planning Board. There was discussion about code issues that would be enforced by the building department.

Mr. Quigley made a motion, seconded by Mr. Ross to approve the trash enclosure and refer the developer to the Planning Board. All voted in favor.

Mr. Silverstein also reported that JCP&L said that the electric meters will have to be located outside the building. JCP&L will also be relocating some light poles to allow the indentation on the sidewalk for the additional parking spots.

**FORMAL PRESENTATION:**

1. **Washington Urban Renewal at Pompton Lakes, LLC**
   
   125 Wanaque Ave
   
   Block 3101 Lots 4,5

Mr. Steven Veltre, attorney representing the applicant. The proposed project will convert the 2 story commercial building to a 4 story mixed use residential/commercial building. Eight commercial units will be located on the 1st floor. A total of 20 residential units will be located on the 2nd-4th floors.

There will 22 on-site parking spaces.

Mr. Brewer swore the witnesses in: Raffaele Santoro, owner, Gianni Intili, Architect and Bob Benecke, attorney.

Mr. Intili listed his qualifications and was accepted as an expert.

Mr. Intili reviewed the documents that were provided to the board. He described the current site conditions. The is one commercial tenant, some storage rooms and mechanical equipment room in the basement. There are commercial tenants on the first floor and the 2nd floor offices are vacant.

The proposal is to renovate the basement to have residential storage, gym, laundry, management offices, community room and mechanicals. It will be accessible by elevator or stairs.

There will be a maximum of 8 retail spaces on the first floor. Each unit will have its own bathroom.

There are staircases to access the upper floors in the front and rear of the building. There will be a residential lobby with mail boxes and package delivery room with keypad. The access to the elevator is from the lobby.
There will be 7 residential apartments on both the second and third floors: 3 2-bedroom and 4 1-bedroom units.

The fourth will be set back 10 feet from the street: 6 residential apartments: 1 2-bedroom and 5 1-bedroom. There will be a tenant terrace area accessible from the fourth floor.

All units will have real balconies.

The will be air conditioning units will be placed on the rooftop with screening.

There are 22 9x18 parking spaces in the lot in the rear of the building: One spot is handicapped. There is some landscaping on the side. New fence area for trash recycling.

Close entrance on Lakeside Ave. 26 residential spaces are required (1.3 spaces per unit). Overflow will be purchased in pond hole.

Mr. Tango stated that the 1.3 ratio is for residential. There number will be higher for shared parking.

Mr. Benecke stated he did a market study to ensure the project could be financed. He said the study showed a strong market and project could be financed as long as there is a rehab component to the project. Rents have stabilized.

Mr. Benecke spoke about shared parking. He said they have 26 spaces and feels they will only need 3 or 4 to achieve a shared parking ratio that will work. He stated the applicant would need a waiver if they can prove that 30 spaces will work. If they cannot get the waiver it is possible the project will be in jeopardy of not being able to secure financing.

Mr. Silverstein asked Mr. Benecke to address shared parking on weekend. He said it may be problematic on a Saturday.

Mr. Silverstein asked Mr. Benecke about purchasing parking. Mr. Benecke stated that purchased parking may not be cost effective with the current retail rent rates.

There was extensive discussion about shared parking. The applicant suggested that the purchase of the extra parking spaces could be put into the financial agreement, which will allow the parking to be re-evaluated at a later date (after the project is completed).

Mr. Brewer stated two residential units must be set aside for COAH, a 1 bedroom and a 2 bedroom unit. The applicant’s professionals agreed.

It was agreed that the parking number will be 32 spots—22 spots on site and 10 in the pond hole. The shop owners and employees will be encouraged to park off site.

Mr. Intili reviewed the landscaping plan in the back of the building. He stated that he could adjust the plantings and parking to the agency planner’s recommendations.

There was lengthy discussion about the street trees and decorative streetlights around the building.

It was determined that the developer will plant trees every 30 feet on Wanaque Ave. (streetlights already done) The agency asked the developer to continue the streetlights and trees on Colfax and Lakeside Aves. Mr. Intili asked for some direction from the agency planner. The specific lighting fixture type will be provided to the developer in order to match the existing streetlights.
There will be pole mounted light in the parking lot. Shields will be used to prevent the lights from shining into windows.

Mr. Intili stated that they will keep the same brick that is existing on the 1st floor. Rainscreen siding will be used on the façade for the 2nd, 3rd and 4th floors. Mr. Intili showed color samples of the siding. He explained that rainscreen is a siding that is mounted an inch from the building to allow the building to breathe and some of the moisture evaporates before it hits the ground.

There was discussion about the color and texture options.

The agency suggested that there be regulations for the use of the balconies in the leases. The regulations will also be put in the redeveloper’s agreement.

Mr. Intili said the canopies will extend 4 feet over the sidewalk.

Mr. Veltre said he will schedule a meeting with the MUA about capacity.

The applicant stated that most of the work could be done on-site. They will apply to the county if a scaffolding permit is needed.

Mr. Intili stated that a structural engineer identified certain elements of the structural system that may have to be changed. They will reinforce the structure to accommodate the extra stories. They have only investigated it conceptually at this point.

Mr. Silverstein asked Mr. Brewer to draft a redeveloper’s agreement. He suggested that they use 35 parking spots as the target number. The applicant will return with updated plans, incorporating the agency’s requested changes.

The presentation was concluded.

EXECUTIVE SESSION:

Motion was made by Councilwoman Reicher and seconded by Mr. Quigley to go into executive session to discuss negotiations with a potential redeveloper at 9:25 pm. All voted in favor.

The public meeting was resumed at 9:40 pm.

NEW/UNFINISHED BUSINESS:

1. Meridia Downtown Urban Renewal, Pompton Lakes, LLC
   Wanaque Ave.
   Block 6300, Lots 7, 25.01, 25.02, 25.03, 26 & 27

Mr. Brewer reviewed Resolution No. 04-2019 recommending a financial agreement between 9 Hamburg Urban Renewal, LLC and the Borough of Pompton Lakes.

Mr. Quigley made a motion, seconded by Councilwoman Reicher to approve the interim cost and conditional designation between Meridia Downtown Urban Renewal, Pompton Lakes, LLC and the PLRA. All voted in favor.
There was discussion about the lack of quorum for the April 18, 2019 regular redevelopment meeting. It was decided that that meeting would be cancelled or rescheduled based on need.

Mr. Serra stated there was a meeting about reconfiguring the Pond Hole to add parking spaces. The project should be completed in 2020.

PUBLIC DISCUSSION: None

ADJOURNMENT:

Motion was made by Mr. Cioppa to adjourn the meeting at 9:45 pm.

Lori Clinton, Assistant Secretary