

**MINUTES OF THE MAY 15, 2018 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the May 15, 2018 Regular Meeting of the Planning Board 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 8:00 P.M.

Andrew Silverstein read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

The following members were present: Mr. Andy Silverstein, Mr. Richard Fracaro, Mr. Steve Soojian, Mr. Tim Troast, Mr. Steve Edgeller, Mayor Mike Serra and Councilman William Baig.

Ms. Anne Marie Michael and Dr. William Pendexter was excused.

Mr. Brian Otto was absent.

Also present were Andrew Brewer, Planning Board Attorney, Brinda Kostro and Saarah Okuyan Secretary.

MINUTES:

Regular Meeting Minutes dated April 17, 2018: Motion moved by Mr. Fracaro and seconded by Mr. Steve Soojian to approve. **All in favor.**

CORRESPONDENCE:

1. Township of Pequannock. Ordinance amending Chapter 189 of the revised general ordinances of the Township of Pequannock and increasing the permitted duration for the use of temporary storage units on properties subject to flood elevation.

APPLICATIONS: None.

RESOLUTIONS:

1. PB18-03
Pompton Lakes Towne Square
1-55 Wanaque Ave.

The Resolution PB 18-03 was introduced and then voted on being that it was mainly discussed in previous meetings. No questions or comments were added which resulted in being voted on. Mr. Tim Troast made a motion to approve the application and Mr. Steve Soojian second the motion.

**Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Yes. Mr. Soojian, Yes Mr. Troast, Yes Mr. Edgeller, Yes. Mayor Serra, Yes. Councilman Baig, Yes.
All in favor.**

CONCEPTUAL:

1. Jim Webber, Ernest Nieves, Robert Eis
306 Wanaque Ave.
Window sales and retail showroom

The applicants step forward and being that this is a conceptual application they are not sworn in. The applicants state that they would like to sell different types of windows. They stated that they would have a showroom setup that would be able to display the variety of windows they would be selling. It was stated that they should fix the store front and the back of the building before they move into the building or start work. The applicant describes the work that they would be doing to the building in regards to making the building more appealing on the outside. It was stated that the applicants will need to go to the next redevelopment meeting before starting the work. Being that this application is a conceptual there is no vote to approve it.

NEW/UNFINISHED BUSINESS:

1. Redevelopment - Hearing on Recommendation to Designate 11 Lenox Avenue / Block 6300, Lot 7 as an Area in Need of Redevelopment.

The property 11 Lenox Avenue was introduced as a recommendation to designate it as a new redevelopment area. 11 Lenox Avenue is the dentist office next to Borough Hall. Debbie Lawler steps forward and is sworn in. Mr. Brewer discusses PB1, PB2, PB3, PB4 and PB5. He states that PB1 is the legal notice and resolution from the governing body that was sent to the property owner, PB2 is the Certification from the Harold Newspaper stating that it was published, PB3 is a notice from the Record Newspaper stating that it was published, PB4 is a second notice from the Record Newspaper stating that it was published a second time and PB5 is a signed copy of the report that Ms. Lawler had prepared. Mr. Brewer then begins to explain the qualifications for redevelopment. **Mr. Otto arrives at the meeting at 8:18pm.** Ms. Lawler begins to state her background. She states that the property was studied to determine whether the lot could qualify in need of redevelopment without condemnation. She states that the property is a one structure which dates back to the 1900s. She states that she had looked at all of the records that nonresponses with the property. She also states that the property has been on and off the market since 2013. Ms. Lawler states that she has looked at photos and visited the property. She states that it started out as a residential house and wings (extensions) were added overtime along with a second floor. It is currently an orthodontist office with apartments on the top floor and at some point there was a workshop area that could have been for a tailor or seamstress on the bottom floor. She states that the property has small rooms that could correspond with a doctor's office, but it is hard for it to be turned into anything other than that. She also states that this might be the reason why it has been on the market for so long. Ms. Lawler states that in order for a property to qualify for redevelopment has to meet one of the 8 Criteria's. She states a few of them building substantial, untenable, owned by municipality or looking at redevelopment. She states that in her opinion the property would qualify under what she called the D Criteria and H Criteria. She states that 100% of the property is covered with maybe a small square of grass, there is a driveway from when the property was a house and parking that was put in next to municipal property. She states

that the age of utilizes are over 50 years old which meets the redevelopment criteria. She states that the property meet the downtown redevelopment Criteria 1. Mr. Brewer summarizes what Ms. Lawler stated and adds that the resolution recites what she was discussing. Mr. Silverstein states that there are 6 possible properties that are not on the agenda but would like to add them to the meeting because they are getting recommended to be part of the redevelopment process. **Mr. Soojian had to recuse himself from the meeting due to one or more of the properties being considered a conflict of interest.** The 6 properties that are to be recommended for the redevelopment stage are 519 Ringwood Avenue, 10 Ivy Street, 20 Ivy Street and Lot 10 located on Locust Street which is part of the County Garage Complex. They approached the Borough to build a senior citizen housing complex with 4 or 5 floors and moving the County Aging Office to that location as well. Mr. Brewer asks Ms. Lawler if she can look at those properties to see if they qualify for redevelopment. 60 Wanaque Avenue the garage or gas station across from the A&P and 9 Hamburg. 9 Hamburg is proposed to be demolished with the both houses located on the property. Mr. Brewer states that there needs to be a study done on the property. It is stated that 9 Hamburg will be spoken about on the June 19th meeting while the County property will be discussed a month later due to the research that needs to be done on the property.

Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Yes. Mr. Otto, Yes. Mr. Troast, Yes. Mr. Edgeller, Yes. Mayor Serra, Yes. Councilman Baig, Yes. All in favor.

PUBLIC DISCUSSION:

Mr. Silverstein opens the meeting to public discussion.

Mr. Silverstein asks if any members of the public would like to speak. There are none. Public session closed.

ADJOURNMENT:

Mr. Fracaro made a motion to adjourn the meeting at 8:40 pm and seconded by all. **All voted in favor.**

Saarah Okuyan, Secretary