

**MINUTES OF THE JUNE 19, 2018 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the June 19, 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. Richard Fracaro, Ms. Anne Marie Michael, Mr. Brian Otto, Mr. Tim Troast, Dr. William Pendexter, Mr. Steve Edgeller, and Mayor Mike Serra.

Mr. Andy Silverstein, Mr. Steve Soojian, and Councilman William Baig was excused.

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

MINUTES:

Regular Meeting Minutes dated May 15, 2018: Motion moved by Mr. Otto and seconded by Mr. Troast to approve. **All in favor.**

CORRESPONDENCE:

1. Letter: Hudson-Essex-Passaic Soil Conservation District. MMC 100 Broad St LLC Construction Yard. The plan is certified by the Hudson-Essex-Passaic Soil Conservation District.

APPLICATIONS: None.

RESOLUTIONS: None.

CONCEPTUAL: None.

NEW/UNFINISHED BUSINESS:

1. Redevelopment Hearing – 9 Hamburg Tpk.

Andy Brewer introduces the property and begins to summarize 9 Hamburg Turnpike as an area of Redevelopment. Debbie Lawlor is sworn in and her qualifications are discussed. She brings forth a packet of the proposed redevelopment area and it is labeled PB-1. Ms. Lawlor states that in order for a property to be considered a property in need of redevelopment it has to meet one of the 8 criteria's (A-H). She sates that this is a one lot study area and refers to Map 2. She states that this property will be considered to be without condemnation. She then states that she referred to resolution 18-119 dated May

23rd to begin to investigate the property. Ms. Lawlor then goes into describing the 8 criteria's then states that the property falls under criteria a: Deterioration. She then goes into more detail about criteria a, and adds that she visited the property on June 1st. She begins to describe the property at its current state. She states that she was trying to find the year that it was built and decided that it would have to be between: 1900 – 1939. Ms. Lawlor states that the property is one lot in from the Riverdale boarder. She states that between looking at the historic photos and the tax map from 1962 the property is to believe to be owned by the temple next to it and the property was tax exempted. She stated that the property was recently sold and that the tax records were adjusted. She states that the house sold for \$200, 000 as is. Ms. Lawlor begins to describe the poor condition of the house and states that it is looking like more of a knock down. She states that the property is currently non-conforming and that in order for it to be conforming it would have to have a commercial resident on the first floor and a possible resident on the second. Dr. Pendexter asked when the last time it sold was. Ms. Lawlor states that it was last sold January 2018. The discussion is then opened to the public, but being that there was no questions the public session was then closed.

Andy Brewer begins to explain the ordinance and resolution that was a late submission. He states that the property will be redeveloped for a show cars. He states that the property does not have a permitted use to sell or lease cars. The applicant is wishing to sell and lease high quality cars. Mr. Brewer states that it will not be a normal used car lot. He states that they do their business online. He then goes on to describe what they can and can't do on the property. He states that because the lot will house high quality cars they will have a high end mechanic. He states that the goal of the property is to rent cars to residents for the experience. Mr. Brewer states that they will have to come before the Board before any of the work begins. Mayor Serra begins to describe the business and states that there will be cars housed in the showroom. The discussion is opened to the public, but being that there is no comments the public session is closed.

**Roll Call: Mr. Fracaro, Yes. Ms. Michael, Yes. Mr. Otto, Yes. Mr. Troast, Yes. Dr. Pendexter, Yes. Mr. Edgeller, Yes. Mayor Serra, Yes.
All in favor.**

PUBLIC DISCUSSION:

Mr. Fracaro opens the meeting to public discussion.

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

ADJOURNMENT:

Ms. Michael made a motion to adjourn the meeting at 8:32 pm and seconded by all.
All voted in favor.

Saarah Okuyan, Secretary