The following are the minutes of the July 18, 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 7:07 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, Mr. Ken Ross, Mr. Dean Cioppa, Mr. Matthew Cavallo, Councilwoman Terri Reicher, and Mr. Andy Silverstein. Mrs. Abby Novak was excused.

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:

Redevelopment and Regular Meeting Minutes dated January 17, 2019: Motion moved by Mr. Cavallo and seconded by Mr. Quigley. All eligible voted in favor.

Executive Session Minutes dated January 17, 2019: Motion moved by Councilwoman Reicher and seconded by Mr. Quigley. All eligible voted in favor.

Special Meeting Minutes dated January 31, 2019: Motion moved by Mr. Quigley and seconded by Mr. Cavallo. All eligible voted in favor.

Regular Meeting Minutes dated February 21, 2019: Motion moved by Mr. Quigley and seconded by Mr. Cioppa to approve. All eligible voted in favor.

Regular Meeting Minutes dated March 21, 2019: Motion moved by Councilwoman Reicher and seconded by Mr. Quigley to approve. All eligible voted in favor.

Executive Session Minutes dated March 21, 2019: Motion moved by Councilwoman Reicher and seconded by Mr. Quigley. All eligible voted in favor.

CORRESPONDENCE: None.

EXECUTIVE DIRECTOR’S REPORT: Mr. Fabrizio stated that there was a meeting with Capodagli representatives and professionals from the borough in March. It was determined that a new needs assessment for the properties included in the Meridia project should be done and the agency planner is working on it. Mr. Fabrizio and Mr. Silverstein expressed disappointment for the slow progress and lack of communication from the developer. The developer has responded to their concerns and stated they are still committed to doing the project.

Mr. Fabrizio stated the owner of the property across from Lakeside Commons is developing a plan for a 56-unit project on Lakeside Ave.
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. 06-2019 authorizing the execution of an interim cost and conditional redeveloper designation agreement between financial agreement between Meridia Downtown Urban Renewal, Pompton Lakes, LLC, Capodagli Property Company, LLC and PLRA. The agreement will be good until the end of the year and requires Meridia to deposit an additional $25,000 in escrow.

Mr. Cioppa made a motion, seconded by Mr. Quigley to approve the interim cost and conditional designation between Meridia Downtown Urban Renewal, Pompton Lakes, LLC and the PLRA. All voted in favor.

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

Mr. Brewer reviewed Resolution No. 05-2019 approving and clarifying certain construction details for the property located at 43 Lakeside Avenue, Block 6200 Lot 1.

Mr. Quigley made a motion, seconded by Mr. Cioppa to approve the interim cost and conditional designation between Meridia Downtown Urban Renewal, Pompton Lakes, LLC and the PLRA. All voted in favor.

3. Affordable housing overview

Mr. Brewer presented a brief overview on the new affordable housing regulations that were settled on by the borough and the courts.

The mandatory amount of affordable housing that will have to be set aside per project is 10%, which will include a mix of 1, 2, and 3 bedroom units.

The mayor stated that 10% is a really good deal for the borough. Joe Ragno, borough attorney has been working on this settlement for many year.

There was discussion about how to catch up from projects that have been approved previously with less than 10% of units set aside.

Mr. Silverstein expressed the board’s appreciation to Joe Ragno, Borough Attorney, who worked tirelessly to get the best deal possible for the borough.

CONCEPTUAL PRESENTATIONS: None
FORMAL PRESENTATION:

1. Pompton Five Associates Urban Renewal LLC
   223 Wanaque Ave
   Block 6300  Lot 34

Mr. Silverstein stated the redevelopment agency had approved this project already, but the applicant is making some modifications to the original plans.

Mr. Steve Mlenak, attorney for the applicant stated the approved project included 20 residential units (1 and 2 bedroom units) including 1 COAH unit and a cash payment of $18,000. The updated project will include 30 residential units. The revised COAH obligation will be one 2-bedroom unit, one 3-bedroom unit and a cash payment of $90,000.

The applicant is seeking an amendment to the original redeveloper’s agreement.

Mr. Jim Cutillo, architect was sworn in.

Mr. Cutillo stated the footprint of the building is unchanged. Floors 3, 4 and 5 will be narrowed by 10 feet (5 feet on each side) to accommodate for the additional windows required in those units.

Mr. Cutillo described the layout of each floor as depicted on the revised plans. The plans show 25 1-bedroom, 4 2-bedroom and 1 3-bedroom units, retail space and a gym.

Mr. Cutillo described the outside of the building. He stated there are windows on both sides. They mimicked the existing front entrance and added some embellishments to the back of the building.

Mr. Cutillo stated the building complies with all codes—building, ADA and light and air/emergency. The residential units have the proper amount of windows and they are set back from the property line at the correct distance.

Mr. Cutillo described the exterior materials as show in the renderings (marked “Pompton Five #1 7/18/19” and “Pompton Five #2 7/18/19”). He stated that the building materials and colors are the same as the original approval.

There was lengthy discussion about preventing “stacking” in apartments. The developer will add language to the rental leases prohibiting stacking.

Mr. Joseph Musumeci, owner stated that he would like to have an outside company manage the gym. The gym would be open to the public with the tenants having access at a reduced membership fee. If he wants to change the gym area to a different use he will have to come before the Agency for approval.

Mr. Musumeci stated the reason he changed the project was a financial decision. He has secured a builder that will partner with him to complete the project.

Mr. Mlenak stated that the new parking requirement is going to be 39 spaces. The parking requirement will be 1.3 spaces per unit, based on the small unit sizes.

There was extensive discussion about parking allocation and pricing of parking.

Mr. Silverstein suggested that there should be 39 parking spaces allocated at a minimum cost of $100 per space.
Mr. Silverstein opened the meeting to public comments. There were none.

Mr. Brewer stated that the motion to be made is for an amendment to the redevelopment agreement with the following provisions:

1. Revised plans as submitted
2. COAH—1 3-bedroom unit, 1 2-bedroom unit, $90,000 contribution on or before the first CO is issued
3. 39 parking spaces in the pond hole at $100 or the prevailing rate
4. Escrow to cover cost of COAH administration
5. Provision contained in leases that there will be no physical subdivision or stacking
6. Back door entrance is only for tenants.
7. Gym will occupy the rear space
8. Building will be built with materials noted on exhibits #1 and #2

Mr. Quigley made a motion, seconded by Mr. Cioppa approving the amendment to the redeveloper’s agreement between Pompton Five Associates Urban Renewal LLC and the PLRA. All voted in favor.

PUBLIC DISCUSSION: None

ADJOURNMENT:
Motion was made by Councilwoman Reicher to adjourn the meeting at 8:45 pm.

Lori Clinton, Assistant Secretary