

**MINUTES OF THE AUGUST 21, 2018 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the August 21, 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. Brian Otto, Mr. Tim Troast Ms. Anne Marie Michael, Dr. William Pendexter and Councilman William Baig

Mr. Steve Edgeller and Mayor Mike Serra was excused.

Also present were Andrew Brewer, Planning Board Attorney, Deborah Lawler, Board Planner, Ralph Tango, Board Engineer and Saarah Okuyan Secretary.

MINUTES:

Regular Meeting Minutes dated July 17, 2018: Motion moved by Ms. Michael and seconded by Mr. Soojian to approve. **All in favor.**

CORRESPONDENCE:

1. Letter: County of Passaic Department of Planning & Economic Development. Site Plan Review: Proposed Car Wash Facility; 105 Paterson-Hamburg Turnpike. The application was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution.

2. Letter: County of Passaic Department of Planning & Economic Development. Site Plan Review: Lakeside Commons; 30 – 32 Colfax Avenue. The application was reviewed pursuant to the provisions of the Passaic County Site Plan Resolution.

APPLICATIONS:

1. PB18-07
MSC Expeditions, Inc. d/b/a Motor Envy
317 Wanaque Avenue

Steve Mlenak steps forward and begins to discuss the application. He states that the property is in the Redevelopment area and states that the application was brought before the Redevelopment Agency (RDA) and states that the application was approved with some changes. It was then brought before the Mayor and Council and they approved it with the changes made. Mr. Mlenak sates that the application is a minor site plan with a change to the use of the property. He introduces his first witness, Michael Chuang, who is sworn in. Mr. Chuang begins to explain his business. He states that it started 3 years ago and his business is to lease luxury vehicles. He states that his business has 3 other

locations. Mr. Mlenak asks Mr. Chuang how many customers he gets per day. Mr. Chuang states that the company only leases and services their own fleet of cars but will also reach out their services to attract potential clients. He states that they are an internet driven marketing company and that they get little to no drive by customers most of the customers are from the internet and they typically know what they want before they get to the store. The only reason for them to come in is to fill out the paper work and pick up the car. Mr. Mlenak asks Mr. Chuang how much they would charge for an oil change if someone were to come in off the street. He states that if it were a European car it would range between 2 - 3 hundred and if it were Italian it would be upward to 1,000. Mr. Mlenak asks Mr. Chuang to talk about some of the models of cars that they will house. He states that it would include Porsche, Mercedes, small selection of Ferrari and Lamborghini. He adds that this program is catered to someone who is extremely into cars. Mr. Mlenak addresses the Board and begins to state all the items the will not be added to the property. Which includes no parking of vehicle sales in front of the building, no neon signs or inflatable figures. He states that there goal is to not have the property look like a used car lot. Mr. Silverstein states that they will only be able to do general services which include no body work or painting and the service door cannot be altered in anyway. Mr. Mlenak refers to the August 17th letter written by Ralph Tango to address some of the comments that he had about the property. Mr. Mlenak then asks the applicant a few questions. He asked Mr. Chuang how many cars they will be storing on the property. Mr. Chuang states that they will be storing 30 – 35 cars on the inside of the building and 25 – 30 cars on the outside of the building. Mr. Mlenak asks Mr. Chuang where the customers would be parking. Mr. Chuang states that the customers would park in the front five spot and then overflow parking would be in the rear of the building closest to the building. Mr. Mlenak that refers to Exhibit A – 1 which are photos of the building and begins to describe them so it is easier for the Board member to understand the perspective of the photo (the two photos show two different views of the building). It is said that the applicant will have a contract with a company to get rid of the tire and oil waste in a respectful way to the environment. Mr. Mlenak states that they want a minor site plan to change the use of the building, the main change would be for the sign. He then asks the applicant how many employees they would have working on the property. Mr. Chuang states that there will be 10 employees and states that the service hours would be between 10AM – 7PM Monday through Saturday. It is open to the public, but being that there is no questions or comment it is closed. Mr. Fracaro makes a motion to approve the application and it is seconded by Ms. Michael.

**Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Present. Mr. Soojain, Yes. Ms. Michael, Yes. Mr. Otto, Yes. Mr. Troast, Yes. Dr. Pendexter, Yes. Councilman Baig, Yes.
All in favor.**

2. PB18-08
Lakeside Common Realty Urban Renewal, LLC
43 Lakeside Avenue

Application PB 18-08 is introduced. Mr. Silverstein begins to give a history of the application. He states that it started in Redevelopment and states that the original developer decided to sell the property to the new developer who had to be vetted. Mr. Mlenak steps forward and introduces the applicant. Jasvinder Arjani Steps forward and is sworn in and begins to describe the application in its current status. He refers to the site plan drawings and begins to describe the property. He states that the property has 51 parking spaces and adds that there was an agreement with the redevelopment Agency that they will purchase 14 more spaces from the adjoining lot. Mr. Arjani then describes the thin brick that will be included onto the building. He states that the thin brick will match the school. He then talks the PTAC units and their placements. Mr. Mlenak discusses Maser's letters that was written by Debbie Lawlor dated August 16th and August 17th from Mr. Tango. Mr. Mlenak states that he believes that every point in the letters were addressed and states that they are open to any changes or recommendations from Maser. Mr. Troast asks the applicant where the condensation from the PTAC units drip. Mr. Arjani states that all the units have a built in tray for the condensation and states that it should evaporate before it drips down. Mr. Otto asks how many units there will be for the apartments and how many per apartment. Mr. Ajarni states that there will be 52 units total a depending on how many bedrooms the apartment has the apartments would have 2 to 3 units (2 bedroom will have 3 units and 1 bedroom will have 2 units). Mr. Otto asks what the reason is for using these units instead of rooftop units. Mr. Arjani states that it is just more cost efficient. It is asked by the Board what they can do with the venting. After consulting with the others working on the application Mr. Arjani states that in the front of the building they would have what was originally proposed and to vent to the roof, but in the back of the building they will vent from the side of the building in the rear. Mr. Otto states that he wants the building to be vented to the roof of the building. After another discussion with the rest of the people working on the building they decide that they will vent to the roof. Mr. Silverstein states that there was one spot lost and asks if they would consider buying an additional spot. Mr. Arjani states that they will. The discussion is opened to the public, but being that there are no questions or comment the public session is closed. Mr. Baig made a motion to approve the application with the changes that they discussed and it was seconded by Mr. Fracaro.

**Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Present. Mr. Soojain, Yes. Ms. Michael, Yes. Mr. Otto, Yes. Mr. Troast, Yes. Dr. Pendexter, No. Councilman Baig, Yes.
All in favor.**

3. PB18-06
Rothman Realty, LLC
306 Wanaque Avenue

The application PB18-06 is introduced and Robert Rothman is sworn in. He states the property address which is 306 Wanaque and then begins to describe the work that they would like to do to the property. Mr. Silverstein explains some of the requests to be done to the property from the Board Planner/ Engineer. Mr. Rothman Address the dumpster in the back of the property and discusses the lighting along with the parking. There was farther discussion about the lighting and how there should be an extra light put up. The discussion is opened to the public, but being that there is no comments or questions it is closed.

Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Present. Mr. Soojain, Yes. Ms. Michael, No. Mr. Otto, No. Mr. Troast, Yes. Dr. Pendexter, Yes. Councilman Baig, Yes.
Passes 5/3

RESOLUTIONS:

1. PB18-07
MSC Expeditions, Inc. d/b/a Motor Envy
317 Wanaque Avenue

There is a vote to memorialize of the applicant for the resolution which is read before the Board. Mr. Fracaro made the motion to approve the memorialized resolution and it is seconded by Mr. Troast.

Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Present. Mr. Soojain, Yes. Ms. Michael, Yes. Mr. Otto, Yes. Mr. Troast, Yes. Dr. Pendexter, Yes. Councilman Baig, Yes.
All in favor.

2. PB18-08
Lakeside Common Realty Urban Renewal, LLC
43 Lakeside Avenue

There is a vote to memorialize the application for the resolution. The resolution is read to the Board by Andy Brewer, Board Attorney. There was a motion by Ms. Michael to approve the memorialized resolution and was seconded by Mr. Fracaro

Roll Call: Mr. Silverstein, Yes. Mr. Fracaro, Present. Mr. Soojain, Yes. Ms. Michael, Yes. Mr. Otto, Yes. Mr. Troast, Yes. Dr. Pendexter, Yes. Councilman Baig, Yes.

CONCEPTUAL: None.

NEW/UNFINISHED BUSINESS:

1. Mr. Andy Silverstein's Resignation
2. Mr. Simone's transfer from the Zoning Board to Planning Board

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 9:06 pm and seconded by all.

All voted in favor.

Saarah Okuyan, Secretary