

**MINUTES OF THE OCTOBER 16, 2018 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the October 16, 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.

Michael Simone Jr. read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag.

The following members were present: Mr. Richard Fracaro, Mr. Michael Simone Jr., Mr. Tim Troast, Mr. Steve Soojian, Ms. Anne Marie Michael, Mayor Mike Serra and Councilman William Baig

Mr. Steve Edgeller, Mr. Brian Otto and Dr. William Pendexter 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 October 16, 2018: Motion moved by Ms. Michael and seconded by Mr. Fracaro to approve. **All in favor.**

CORRESPONDENCE:

1. Letter: County of Passaic Department of Planning & Economic Development.
Site Plan Review – Lakeside Commons; 30-32 Colfax Avenue, Pompton Lakes;
Block 6200, Lot 1

APPLICATIONS: None.

RESOLUTIONS: None.

CONCEPTUAL: None.

NEW/UNFINISHED BUSINESS:

1. Master Plan.

There is a discussion about who is on the Master Plan committee. Mayor Serra states that Dupont is asking about the Master Plan. There is a small discussion in regards to the Master Plan and Dupont. Mayor Serra asks when the Master Plan will be voted on. Andy Brewer states that it already has been. Mayor Serra states that the EPA is going to use it in some of their documentation for a specified property.

Later in the meeting the Master Plan was discussed further and when the changes will be officially approved. This was brought up due to a property wanting to start work, as well as wanting to follow the Master Plan and to comply with what the Board wants to do.

2. Building/Lot Coverage.
3. Review of Proposed Redevelopment Plan – 9 Paterson Hamburg Turnpike

9 Paterson Hamburg Turnpike, Block 2800 Lot 11 is introduced as a property that is recommended to be declared a Redevelopment property. Andy Brewer states that the property was voted on to be in the Redevelopment area, but it just needs to be adopted. Mr. Brewer goes into more detail about the property and states that Debbie Lawlor has prepared a Redevelopment Plan. Ms. Lawlor begins to describe the Redevelopment Plan that she has prepared for tonight's meeting. She states that there will be no condemnation and no relocation to the permitted principal use of multifamily residential zone. Currently the zoning will not allow multifamily use unless there is a business on the first floor. Ms. Lawlor goes into more details about the property with its accessory uses and setbacks. She states that the height of the building would either be 3 stories or 45 Ft. She states that the parking would be in accordance with the residential site improvement standards for multifamily spaces which would be 9x7 Ft. Ms. Lawlor states that there are other standards that are listed for parking, lighting and loading signs. She states that the landscaping of the property will be in accordance with the existing Master Plan and meets current codes with the municipal zoning. Tim Troast asks what the recommended number of spaces per unit and what they would be. Ms. Lawlor states that there is a recommended number and the site will have 14 spaces and will have 6 units. Mr. Troast clarifies that there will be 2 spaces per unit and Ms. Lawlor verifies this statement. Mr. Simone asks about the lighting and if it can be changed to LEDs. Ms. Lawlor states that they can put LEDs. Mr. Fracaro asks what the obligations would be for the affordable housing. There is a detail discussion in regards to this. It is said that it is what the town decides it to be. Mr. Simone opens to any questions from the Board. Mayor Serra asks if there will be one driveway. Ms. Lawlor states that there will be one driveway. Mr. Simone states that because this lot is in the middle of 3 other lots that he would like the Board's opinion on whether or not the Board should recommend to the council that the 3 lot would be included in the redevelopment area. Mayor Serra states that he is not aware that they can do that. Ms. Lawlor states that they can recommend it to the Council. The Board agrees with Mr. Simone to add the 3 lots which include Lots 11.01, 11.02, 11.03, Block 2800. Being that there is no more question the Resolution for 9 Paterson Hamburg Turnpike is discussed and voted on. Mr. Troast makes a motion to approve Resolution 18-09-2018 and it is seconded by Mr. Soojian.

Roll Call: Mr. Simone, Yes. Mr. Fracaro, Yes. Mr. Soojain, Yes. Ms. Michael, Yes. Mr. Troast, Yes. Mayor Serra, Yes. Councilman Baig, Yes. All in favor.

PUBLIC DISCUSSION:

Mr. Simone opens the meeting to public discussion.

Mr. Simone asks if any members of the public would like to speak.

ADJOURNMENT:

Mr. Troast made a motion to adjourn the meeting at 8:29 pm and seconded by all.

All voted in favor.

Saarah Okuyan, Secretary