

**MINUTES OF THE JANUARY 17, 2023 PLANNING BOARD  
REORGANIZATION AND REGULAR MEETING**

The following are the minutes of the January 17, 2023 Reorganization and Regular Meeting of the Planning Board of the Borough of Pompton Lakes that was held in the Municipal Building at 25 Lenox Avenue, Pompton Lakes, New Jersey and called to order at 7:30 P.M.

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

**OATH OF OFFICE:**

Mayor Mike Serra administered the Oath of Office to the following Board members: Mr. Steve Edgeller, Mr. John Keating, and Mr. Richard Fracaro.

**APPOINTMENT OF CHAIRMAN:**

Motion moved by Mr. Fracaro for the appointment of Mr. Mike Simone as Chairman of the Board. **All voted in favor.**

**ORGANIZATIONAL APPOINTMENTS:**

**Vice Chairman:** Motion moved by Mr. Fracaro, seconded by Ms. Michael for the appointment of Mr. Tim Troast as Vice Chairman of the Board. **9 voted in favor and 1 was opposed.**

**Board Secretary:** Motion moved by Mr. Fracaro, seconded by Mr. Keating for the appointment of Carmelina Fusaro as Secretary of the Board. **All voted in favor.**

**Board Attorney:** Motion moved by Mr. Fracaro, seconded by Ms. Michael for the appointment of Maraziti Falcon LLP / Andrew Brewer, Esq. as Planning Board Attorney. **All voted in favor.**

**Board Engineer:** Motion moved by Mr. Fracaro, seconded by Mr. Troast for the appointment of Colliers Engineering & Design / Carl O'Brien as Board Engineer. **All voted in favor.**

**Board Planner:** Motion moved by Mr. Fracaro seconded Ms. Michael by for the appointment of Colliers Engineering & Design / Debbie Lawlor as Board Planner. **All voted in favor.**

**Open Space Committee Representative: Open Position** - no one was appointed officially as a member of the open space committee but that Mr. Fracaro will make an effort to attend some of the Open Space meetings as a designated representative for the Planning Board.

**Official Legal Newspaper:** Motion moved by Mr. Fracaro, seconded by Mr. Troast for the approval of the Suburban Trends as the official Newspaper of the Board. **All voted in favor.**

**Alternate Legal Newspapers:** Motion moved by Mr. Troast, seconded by Mr. Fracaro for the approval of the Herald News or The Record as the alternate newspapers. **All voted in favor.**

**Meeting Date & Time:** Motion moved by Mr. Fracaro, seconded by Mr., Troast: The Pompton Lakes Planning Board meets on the third Tuesday of each month at 7:30 P.M. in the Municipal Building, 25 Lenox Avenue, Pompton Lakes, New Jersey. Unless otherwise noted. **All voted in favor.**

#### **ADJOURNMENT:**

Motion was made by Mr. Fracaro, seconded by Mr. Keating to adjourn the reorganization meeting at 7:40 P.M. **All voted in favor.**

#### **REGULAR MEETING**

The regular meeting was opened at 7:41 P.M.

A roll call indicated the following members were present: Mr. Mike Simone, Mr. Tim Troast, Mr. Richard Fracaro, Ms. Anne Marie Michael, Mr. Brian Otto, Dr. William Pendexter, Mr. Steve Edgeller, Mr. John Keating, Mayor Mike Serra and Councilman Ekamon Venin.

Also present were Andrew Brewer; Board Attorney, Carl O'Brien; Board Engineer, and Carmelina Fusaro; Board Secretary.

Mayor Serra appointed Dr William Pendexter from Alternate I to a Class IV Member and Steve Edgeller from Alternate II to Alternate I Member and will now have an Open Position for Alternate II Member.

Mr. Simone before continuing with the meeting thanked all the Board Members for being on the Planning Board and expressed his appreciation for all that they do along with The Professionals. He also directed the Board Secretary to send a note of appreciation to Mr. Steve Soojian who has resigned from the Planning Board after many years of services.

#### **MINUTES:**

Regular Meeting Minutes dated November 15, 2022. Motion moved by Mr. Fracaro and seconded by Mr. Otto to approve. **All eligible voted in favor.**

#### **CORRESPONDENCE:**

- **Adoption of Ordinance No. 27-2022** - An Ordinance of The Borough of Bloomingdale, In The County Of Passaic And State Of New Jersey, Amending Chapter 92 "Zoning", Article Iv "Supplementary Lot, Height And Yard Regulations", Section 92-14 "Yards" of the Code of the Borough Of Bloomingdale.
- **Introduction of Ordinance No. 1-2023** – An Ordinance of The Borough of Bloomingdale, In The County of Passaic and State of New Jersey, Amending Chapter 92 "Zoning", Article V "Regulations Governing Certain Uses", Section 92-22 "Parking, Loading and Automotive Services" of the Code of the Borough of Bloomingdale.
- Memo from Elizabeth Brandsness; Municipal Clerk, January 4, 2023 re: Appointments approved by the Mayor and Council.

- Memo from Elizabeth Brandsness; Municipal Clerk, January 4, 2023 re: Council Liaison information approved by the Mayor and Council.

**APPLICATIONS:** None.

**RESOLUTIONS:** No new Resolution.

Board had a discussion regarding Soaring Car Wash Resolutions and if conditions & requirements listed have been resolved. The Board Engineer and Construction Official to follow up on this matter.

**NEW/UNFINISHED BUSINESS:** None.

**PUBLIC DISCUSSION:**

Chairman Simone opened the meeting to the public for questions. There were no comments from the public and then asked the board if they have any questions.

Mr. Keating had several questions:

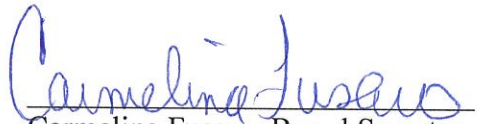
1. He asked if he can remain on as a member on the Master Plan Committee along with Ms. Michael and Mr. Edgeller. Mr. Simone answered and had no problem with this request.
2. What the procedure is regarding Resolutions that are granted with conditions or modifications that need to be addressed. Mr. Carl O'Brien answered that they will review what is required and follow-up with a Resolution of Compliance to make sure that all conditions are met before finalized.

Mr. Otto has concerns on Safety issues and request what the EV Vehicles Fire Codes are when parking in underground parking garages in multiunit structures. Mr. Carl O'Brien responded that he will check and will distribute the information. Mr. Simone also would like to have the Construction Official to check and look into conditions for this as well.

No further question and the public session was closed.

**ADJOURNMENT:**

Motion moved by Mr. Troast and seconded by Mr. Fracaro. **All voted in favor.** Meeting adjourned at 8:04 P.M.

  
Carmelina Fusaro, Board Secretary