

**MINUTES OF THE JANUARY 19, 2023 REDEVELOPMENT AGENCY  
REORGANIZATION MEETING**

The following are the minutes of the January 19, 2023 Reorganization 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 7:30 P.M.

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

Mayor Serra administered the oath of office to members Mr. Ken Ross and Councilman Erik DeLine.

A roll call indicated the following members were present: Mr. Tom Quigley, Mrs. Abby Novak, Mr. Ken Ross, Mr. Dean Cioppa, Mr. James Kimberlin, Councilman Erik DeLine and Mr. Andy Silverstein.

Also present were Mayor Mike Serra, Mr. Ben Delisle, Executive Director and Ms. Lori Clinton, Assistant Secretary

The following professionals represented the Agency:

- Mr. Andrew Brewer, Attorney. Maraziti Falcon, LLP. 240 Cedar Knolls Road, Suite 301, Cedar Knolls, NJ 07927
- Ms. Debbie Lawlor, Planner. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856
- Mr. Carl O'Brien, Engineer. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856

**APPOINTMENT OF CHAIRMAN:**

Motion moved by Mr. Quigley and seconded by Mr. Cioppa for the appointment of Andy Silverstein as Chairperson of the Agency. **All voted in favor.**

**ORGANIZATIONAL APPOINTMENTS:**

**Vice Chairperson:** Motion moved by Mr. Cioppa, seconded by Mr. Kimberlin for the appointment of Tom Quigley as Vice Chairperson of the Agency. **All voted in favor.**

**Executive Director/Secretary:** Motion moved by Mr. Quigley, seconded by Mr. Cioppa for the appointment of Ben Delisle as Executive Director/Secretary of the Agency. **All voted in favor.**

**Assistant Secretary:** Motion moved by Mr. Ross, seconded by Mr. Cioppa for the appointment of Lori Clinton as Assistant Secretary of the Agency. **All voted in favor.**

**Attorney:** Motion moved by Mr. Quigley, seconded by Mr. Kimberlin for the appointment of Maraziti Falcon LLP / Andrew Brewer, Esq. as Agency Attorney. **All voted in favor.**

**Engineer:** Motion moved by Mr. Quigley, seconded by Mr. Ross for the appointment of Colliers Engineering / Carl O'Brien as Agency Engineers. **All voted in favor.**

**Planner:** Motion moved by Mr. Cioppa, seconded by Mr. Quigley for the appointment of Colliers Engineering / Debbie Lawlor as Agency Planner. **All voted in favor.**

**Official Newspaper:** Motion moved by Mr. Ross, seconded by Mr. Kimberlin for the approval of the Trends as the official Newspaper of the Agency. **All voted in favor.**

**Alternate Newspapers:** Motion moved by Mr. Cioppa, seconded by Mr. Ross for the approval of the Herald News or Bergen Record as the alternate newspapers. **All voted in favor.**

**Meeting Date & Time:** Motion moved by Mr. Cioppa, seconded by Mr. Ross: The Pompton Lakes Redevelopment Agency meets on the third Thursday of each month at 7:30 P.M. in the Municipal Building, 25 Lenox Ave, Pompton Lakes, New Jersey. Unless otherwise noted. **All voted in favor.**

Motion to Adjourn Reorganization Meeting moved by Mr. Quigley, seconded by Mr. Cioppa. **All voted in favor.**

### REGULAR MEETING

A roll call indicated the following members were present: Mr. Tom Quigley, Mrs. Abby Novak, Mr. Ken Ross, Mr. Dean Cioppa, Mr. James Kimberlin, Councilman Erik DeLine and Mr. Andy Silverstein.

Also present were Mayor Mike Serra, Mr. Ben Delisle, Executive Director and Ms. Lori Clinton, Assistant Secretary

The following professionals represented the Agency:

- Mr. Andrew Brewer, Attorney. Maraziti Falcon, LLP. 240 Cedar Knolls Road, Suite 301, Cedar Knolls, NJ 07927
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### MINUTES:

Regular Meeting Minutes dated November 17, 2022: Motion moved by Mr. Quigley and seconded by Mrs. Novak.

**Roll Call:** Mr. Quigley **Yes**, Mrs. Novak **Yes**, Mr. Ross **Present**, Mr. Cioppa **Present**, Councilman Baig **Present**, Chairman Silverstein **Yes**.

**The motion is approved.**

### CORRESPONDENCE:

None

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Delisle reported:

- 200 Wanaque Ave. (Pompton Plaza) The owner indicated that he will present plans for a hearing in the near future.
- 223 Wanaque Ave. (Pompton Five). The building department rejected the plans submitted with the permit applications because they were deficient. The developer is working with his professionals to update the plans and resubmit.

**FORMAL PRESENTATION:**

- **Pompton Smith Properties**  
201 Wanaque Avenue (Block 6300, Lot 1)

The following professionals represented the applicant:

- Mr. Steve Mlenak, Attorney. Greenbaum, Rowe, Smith & Davis LLP. 75 Livingston Ave, Roseland, NJ 07068
- Mr. Robert Weissman, Professional Engineer. Weissman Engineering Co., 686 Godwin Avenue, Midland Park, NJ 07432
- Mr. Yogesh Mistry, Architect. Mistry Design LLC. 350 Clark Dr. Suite 101, Budd Lake, NJ 07828

Mr. Mlenak stated that the applicant was ready to respond to comments from the commissioners and board professionals.

Mr. Mistry described the updated plans:

- The color rendering of the front of the building were updated to show The Washington Building and Lakeside Commons buildings
- The color rendering of the pond hole view was updated to include
- A-4.01 and A-4.02 is now colorized.
- A sample board page was added.

He described changes to the parking areas:

- Upper level (street level) parking circulation plan was changed. Lakeside Ave driveway is one-way in and Colfax Ave driveway is one-way out.
- Parking count increased from 69 to 73 spaces.

Mr. Mistry responded to architectural comments from the Colliers review letter.

- storage room on the lower level will be used for facility maintenance
- one elevator will be sufficient to service the entire building
- every floor has a trash room that contains a trash chute and 2 recycling bins
- trash room where the dumpsters are stored is on the upper parking level
- dumpsters will be moved out of the building on trash day for pickup
- mechanicals will be located on the rooftop
- courtyard will be used as an amenity space for the residents
- all venting will be to the roof

- garage openings to Colfax and Lakeside with have decorative gates
- the gym is located on the residential floor

Comments and extensive discussion from the commissioners included:

- concerns about the pond hole easement
- recycling plan is not sufficient
- concerns about the location of the fire stairs
- reduction of retail units from 7 to 2 and total retail space
- too much space between retail units
- concern about the line of sight (for traffic and pedestrians) when cars are turning into Lakeside entrance and turning out of Colfax exit because the building is up to the curb

The meeting was opened up to the public for questions. Eleven members of the public spoke. Questions and comments from the public included the following:

- how the rolling gates from the parking garage to Colfax and Lakeside operate
- tandem parking
- what are construction materials for building
- reduced number of retail spaces
- access to utilities
- are pets allowed
- potential impact to the schools
- number and sizes of elevators
- types of retail business
- lack of green space
- stress of redevelopment on resources
- increased traffic

The public session was closed.

Mr. Mlenak asked the members if the scale of the project is within the vision of the agency.

There was discussion among the commissions and they agreed that the project is too large.

Mr. Mlenak asked for a short recess to confer with his client.

Mr. Quigley made a motion for a brief recess at 9:32.

The meeting reconvened at 9:45.

Mr. Mlenak stated that his client would like to have the opportunity to make changes to his project and present a new plan. A small sub-committee was formed to meet with Mr. Smith and his professionals to provide feedback on an updated plan.

### **PUBLIC DISCUSSION:**

Mr. Silverstein opened the meeting to the public.

There was extensive discussion among the commissioners and agency professionals about the potential easement in the Pond Hole.

Members of the public addressed the agency about the following:

- status of the proposed 430 Montclair Ave. redevelopment project
- the function of the redevelopment agency, the governing body and the planning board in the redevelopment process
- negotiation of annual service charge and financial agreements (PILOT)

**ADJOURNMENT:**

Motion was made by Mr. Kimberlin, second by Mr. Quigley to adjourn the meeting at 10:35 pm.



Lori Clinton, Assistant Secretary