

**MINUTES OF THE APRIL 20, 2023 REDEVELOPMENT AGENCY  
REGULAR MEETING**

The following are the minutes of the April 20, 2023 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 7:30 P.M.

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, Mrs. Abby Novak, Mr. Ken Ross, Mr. James Kimberlin, and Mr. Andy Silverstein. Mr. Dean Cioppa and Councilman Erik DeLine were excused.

Also present were Mr. Ben Delisle, Executive Director; 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
- Mr. Carl O'Brien, Engineer. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856
- Ms. Debbie Lawlor, Planner. Colliers Engineering. 400 Valley Road, Suite 304, Mt. Arlington, NJ 07856

**MINUTES:**

Reorganization Meeting Minutes dated January 19, 2023: Motion moved by Mr. Quigley and seconded by Mr. Kimberlin.

**All members voted yes and the motion is approved.**

Regular Meeting Minutes dated January 19, 2023: Motion moved by Mr. Ross and seconded by Mr. Kimberlin.

Mr. Quigley, Mr. Ross, Mr. Kimberlin and Mr. Silverstein voted **yes**. Mrs. Novak voted **present**.

**The motion is approved.**

**CORRESPONDENCE:** None

**EXECUTIVE DIRECTOR'S REPORT:**

Mr. Delisle had nothing to report.

Mr. Silverstein stated that the Passaic County Senior Housing Redevelopment Plan should be ready to present to the Agency next month.

**NEW AND UNFINISHED BUSINESS:**

**1. Pompton Plaza Associates**

198-222 Wanaque Avenue (Block 3000, Lots 6, 7, 8, 9 & 10)

Consideration of Conditional Redeveloper Designation and Interim Cost Agreement

Mr. Silverstein stated Pompton Plaza is looking to develop their property. The agreement is between the agency and the developer and allows the developer to establish and maintain an escrow account. The funds are used to pay for expenses incurred by the borough for professional services in connection with their project.

Mr. Quigley made a motion, seconded by Mrs. Novak to approve **Resolution 01-2023**: Resolution of the Pompton Lakes Redevelopment Agency Authorizing Execution of an Interim Cost and Conditional Redeveloper Designation Agreement between Pompton Plaza Associates and The Pompton Lakes Redevelopment Agency.

**Roll Call:** Mr. Quigley **Yes**, Mrs. Novak **Yes**, Mr. Ross **Yes**, Mr. Kimberlin **Yes**, Mr. Silverstein **Yes**.

**The motion is approved.**

Mr. Silverstein stated there was a sub-committee meeting held today with Pompton Plaza. The developer presented some preliminary plans and should be ready to present to the agency in July.

### **FORMAL PRESENTATION:**

#### **1. Washington Urban Renewal at Pompton Lakes, LLC** 125 Wanaque Avenue (Block 3101, Lots 4 and 5)

The following professionals represented the Applicant:

- Mr. Steven Veltri, Attorney. 420 Totowa Road, Totowa, NJ 07512 (arrived at 7:55pm)
- Mr. Gianni Intili, Architect. GI Design Studio, 1 Hillside Terrace, Woodland Park, NJ 07424

The building owners Mr. Cosimo Santoro, Mrs. Teresa Santoro and Mr. Raffaele Santoro were also present.

Mr. Intili stated that the application was first presented to the agency in May 2022. He addressed the Collier's review of the structural engineer's report. He stated that the developer did not plan on getting further engineering reports until approvals are granted.

Mr. Veltri stated that he agreed with the agency that the structural report was inconclusive. The developer will stipulate that prior to building permits being issued on the project they will provide all required structural reports, including geotechnical. Based on that report the decision will be made to either fully tear down the building or rebuilt on the current foundation. The developer doesn't want to incur the additional cost of the inspections until the agency grants an approval for the project design.

Mr. Intili presented the architectural plan. He stated that the design is the same as was presented at the last hearing. He described the following:

- basement level: gym, storage for residential and commercial tenants
- ground level—retail: 6 retail units, flexible floor plan, retail square footage staying the same as what is existing, new storefronts, new canopies, new windows, mailbox and package area for residents in center hallway
- second floor—residential: one 1-bedroom unit, seven 7-bedroom units, interior finishes
- proposed shared parking with 22 parking spaces on site

- parking area: new landscaping, screened in dumpsters for both trash and recycling, loading area
- exterior finishes: gray rain screen panels with light brown brick, no vents on the façade
- roof: vents, parapet will screen mechanicals

There was extensive discussion about shared parking and the amount of parking required.

There was a brief discussion about affordable housing. Mr. Brewer stated that the developer must contact Triad to determine their affordable housing requirement.

There was extensive discussion about the façade materials and colors.

There was discussion between the applicant and the board regarding a potential redeveloper's agreement. It was decided that the board professionals will work with the applicant on a draft agreement to be presented to the board at a later date.

### **PUBLIC DISCUSSION:**

Three members of the public spoke. Their comments/questions included the following:

- asked what type of plans are typically submitted to the redevelopment agency
- asked if plans for completed projects can be put on the borough website
- inconsistencies of the lot numbers on the plans for the 125 Wanaque Ave
- status on 223 Wanaque Ave project

The public session was closed.

### **ADJOURNMENT TO EXECUTIVE SESSION:**

Motion was made by Mrs. Novak, second by Mr. Quigley to go into executive session to discuss a contractual matter regarding Pompton Five Associates. **All voted in favor.**

The meeting adjourned to executive session at 9:05pm.

The board returned back from executive session at 9:20pm.

Mr. Silverstein stated that the details of the executive session will be made public when it is no longer deemed to be confidential.

### **ADJOURNMENT:**

Motion was made by Mr. Quigley, second by Mr. Kimberlin to adjourn the meeting at 9:29pm.



Lori Clinton, Assistant Secretary