

**MINUTES OF THE MAY 16, 2023 PLANNING BOARD  
REGULAR MEETING**

The following are the minutes of the May 16, 2023 Regular Meeting of the Planning Board of the Borough of Pompton Lakes that was held in the Municipal Building, 25 Lenox Avenue and called to order at 7:30 pm.

Chairman Simone read the Open Public Meeting Law Statement of Compliance and led participants in saluting the flag. This meeting will be video recorded and will be broadcasted for later viewing for the public.

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**OATH OF OFFICE: None.**

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, Mr. John Keating, Mr. Steve Edgeller, Mr. Paul Bowlby, Mayor Michael Serra, and Councilman Ekamon Venin.

Dr. William Pendexter was excused.

Also present were Mr. Andrew Brewer; Board Attorney, Kristin Russell; Planner from Colliers Engineering, and Mrs. Carmelina Fusaro; Board Secretary.

**MINUTES:**

Regular Meeting Minutes: March 21, 2023

Motion moved by Mr. Fracaro and seconded by Mr. Keating to approve. **All eligible voted in favor.**

**CORRESPONDENCE:**

**Introduction of Ordinance No. 15-2023** AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING", ARTICLE XII "SCHEDULE OF REGULATIONS" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

**Introduction of Ordinance No. 16-2023** AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING", ARTICLE XI "DEFINITIONS" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE

**Adoption of Ordinance No. 15-2023** *AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING", ARTICLE XII "SCHEDULE OF REGULATIONS" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE*

**Adoption of Ordinance No. 16-2023** *AN ORDINANCE OF THE BOROUGH OF BLOOMINGDALE, IN THE COUNTY OF PASSAIC AND STATE OF NEW JERSEY, AMENDING CHAPTER 92 "ZONING", ARTICLE XI "DEFINITIONS" OF THE CODE OF THE BOROUGH OF BLOOMINGDALE*

**APPLICATIONS:**

**1. PB 23-01**

**Steven T. DePaul  
GRANT AVENUE  
Pompton Lakes, NJ  
Block 3203 Lot 30 Zone R-4**

Mr. David Altman was here on behalf of the Applicant regarding this Subdivision Application.

Mr. Christopher Nusser – Engineer & Planner was introduced and sworn in.

Mr. Nusser displayed the plans on the easel and marked the Aerial view as Exhibit A-1 and began with sheet 4 on the plan set. He described the existing lot size of the current home to be removed and will be replaced with 3 equal size lots for this subdivision. He explains coverage and setbacks.

Mr. Simone interrupted and noticed incorrect lot dimensions on the plans and requested Mr. Nusser to advise what the correct dimensions should be.

Mr. Nusser is looking to verify which is correct.

Mr. Simone interrupts again and states that the calculation on the zoning table is different than what is displayed and asked if the deed is available to view.

Mr. Altman has the deed and all reviews for accuracy.

Mr. Troast questions what the distance is from the curb line to the back lot line on a 90 degree angle.

Mr. Nusser responded to Mr. Troast and stated the distance.

Mr. Simone questioned the calculations again.

Mr. Edgeller and Mr. Troast also requested clarification on this and after discussion all were in agreement. Mr. Nusser continued the presentation.

Mr. Nusser goes on to display and explain Exhibit A-2 of the Tax Map and surrounding Neighborhood homes. He indicates that the lot and home style are all consistent to what this application is proposing to do.

Mr. Altman would like to present a rendering of approval of the subdivision and site plans of what it will look like once constructed. Architect was not present to discuss this.

Mr. Simone addressed the Board and asked if they should view the site plan or not, as he is not satisfied with the viewing of this without being presented formally.

Mr. Brewer stated if this is for a Variance then a visual will be helpful to see what the lot size will look like.

The Board agreed to presenting the rendering visually but will not be able to comment or answer questions after viewing.

Mr. Simone requested Mr. Nusser to give lot sizes from the surrounding neighbors from the Tax Map presented for the record to compare.

Mr. Nusser concludes his presentation.

Mr. Altman asks to have Steven DePaul the applicant to step up and was sworn in.

Mr. DePaul explains his idea of this application and what the plans are for these lots. He refers to the rendering for the lot and house layout.

Mr. Simone asked Kristin Russel to read the Engineers letter and if everything was addressed.

Board discuss the lot sizes not adding up to what is presented.

Mr. Simone would like the applicant to come back as this is the 3<sup>rd</sup> time of discussion regarding accurate measurements and corrected drawings.

Mr. Altman after discussion has decided to come back to next month's meeting to continue this on June 20, 2023.

**CONCEPTUAL:**

- 1. George Diaz  
241 Wanaque Ave  
Pompton Lakes, NJ  
Block 6300 Lot 31 Zone DBD-1  
(Archery Virtual Simulator)**

George Diaz explains he is interested in purchasing the building at 241 Wanaque have with 2 units for his business. The first unit will be for the Archery Virtual Simulator. This will have a 10 x 10 huge screen for shooting practice on game hunting or TIC TAC TOE games that you can either rent or can use your own Bow and Arrow with blunt tips to aim to the screen to shoot. It is non-harmful and safe game. The second unit will be for his wife's soap and crystal shop. He may consider having a rental apartments above it as well.

Kristin Russel explains that when presenting this to Redevelopment to explain to what he is purposing as this unique and this classification may not be listed as a permitted zone.

Board accepts his conceptual.

**RESOLUTIONS: None.**

**NEW/UNFINISHED BUSINESS:**

**1. Masterplan Committee Updates**

Mr. Edgeller speaks and reported that the Masterplan Committee had met and he reviews with some changes needed and zoning map updates.

Mr. Troast indicates he was on the past Masterplan Committee and was involved with the last review done on the Zoning Map that was updated in 2020.

Mr. Simone suggested to looking into the oversized lots and review of zones as they are not consistent with maps or in the ordinance.

Mr. Simone briefs everyone that the Masterplan is the layout and what is proposed without details and the Zoning Map is the result of that in details from the Zoning Ordinance.

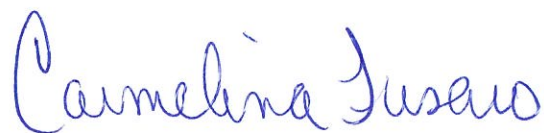
Board Discussion to explore and compare the Zoning Ordinance with the Zoning Map for changes and/or corrections found to then have this updated on the Masterplan.

**PUBLIC DISCUSSION:**

Chairman Simone opened the meeting to the public. There were no comments and the public session was closed.

**ADJOURNMENT:**

Motion to adjourn moved by Mr. Fracaro and seconded by Ms. Michael. **All voted in favor.** Meeting adjourned at 8:56 pm. Next meeting scheduled for June 20, 2023 at 7:30 pm.

  
Carmelina Fusaro, Board Secretary