

**MINUTES OF THE JUNE 20, 2023 PLANNING BOARD
REGULAR MEETING**

The following are the minutes of the June 20, 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. This meeting was video recorded and will be broadcasted for later viewing for the public.

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

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, Dr. William Pendexter, Mr. John Keating, Mr. Paul Bowlby, and Councilman Ekamon Venin.

Mayor Michael Serra and Mr. Steve Edgeller was excused.

Also present were Mr. Andrew Brewer; Board Attorney, Craig Zimmermann; Engineer from Colliers Engineering, and Mrs. Carmelina Fusaro; Board Secretary.

MINUTES:

Regular Meeting Minutes: May 16, 2023

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

CORRESPONDENCE:

1. **Borough of Oakland** - Introduction of Ordinances 23-Code-905 and 23-Code-906, and notice of public hearing for June 14, 2023.
2. **Ordinance No. 2023-10** - Ordinance amending the zoning map of the Township of Pequannock.

APPLICATIONS:

1. **PB 23-01**
Steven T. DePaul
GRANT AVENUE
Pompton Lakes, NJ
Block 3203 Lot 30 Zone R-4
(Continuation from May 16, 2023 meeting)

Mr. David Altman explains that these plans are the revised Subdivision Plans continued from the last meeting and are correct and accurate.

Mr. Robert Benedetto – Engineer for the Applicant was introduced and sworn in.

Mr. Benedetto explains the revised site plans and goes over the corrected lot size of the current home replaced with 3 equal size lots for this subdivision with the coverage and setbacks with all homes aligned in the same way.

Mr. Altman interjects and indicates the corrections have been made as the application indicated incorrect lot size of 32,042 sq. ft. and is now corrected on the chart of the plans to 28,518 sq. ft.

Mr. Benedetto further explains the grading, utilities and storm drainage for this project.

Mr. Simone asked the Board Engineer, Mr. Zimmermann for comments or questions.

Mr. Zimmermann inquired as to why 2 lots instead of 3 lots and questioned the timing of demolition of the existing structure for this subdivision plan.

Mr. Altman states the Planner will be better to answer his questions who is present tonight.

Mr. Simone addressed the Board and asked if they have questions for the Engineer, no comments from the Board.

Mr. Simone opened the meeting to the public for questions to the Engineer. There were no comments and the public session was closed.

Mr. Steve Lydon, Planner for the Applicant was sworn in.

Mr. Altman asked Mr. Lydon to explain the site of the property and 2 variances requested for this application.

Mr. Lydon explains the area of Grant Ave is a nice and unique area with no flooding. Mr. Lydon stated the benefits of removing the 1 lot and increasing with 3 lots highlights the development and openness of the lots with light and air in this space. Mr. Lydon noted lots are all within the zone setbacks as it was displayed on the plans.

Mr. Lydon refers to his Exhibit marked as A-3 dated June 20, 2023 – explaining the Tax Map with the Existing Densities Map for this residential area of Grant Avenue with the existing Lot.

Mr. Lydon explains positive and negative criteria of this project.

Mr. Lydon presents Exhibit marked A-4 with the Proposed Densities Map with 3 new lots.

Mr. Zimmermann expressed his satisfaction with the presentation.

Mr. Simone asked the Board if they have any questions for Mr. Lydon.

Mr. Simone comments how well everything was presented and the explanation of the Density was easy to now understand for what is being done for this project.

Mr. Simone opened the meeting to the public for questions to Planner. There were no comments and the public session was closed.

Mr. Simone asked Mr. Altman if there is anyone else he would like to present this evening. Mr. Altman asked that the Architect, Mr. James Cutillo to come forward.

Mr. James Cutillo introduced himself and was sworn in.

Mr. Cutillo explains the floor plans and 3 different front elevation plans for this project. He indicates that it is important to note that the size of the 3 homes are smaller but are all confirming to the zone opposed to not having 1 large lot with a much bigger house. He feels by dividing the property into 3 lots will fit this area.

Mr. Simone asked the Board if they have any further questions.

Dr. Pendexter inquired about the storage room area that has no walls on the plans, Mr. Cutillo explained that it is an Attic.

Mr. Keating ask if there it is a slab or basement under the garage. Mr. Cutillo explained that there is no basement under the garage but the basement is under the house.

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

Mr. Altman now asked to have Mr. DePaul to come forward to answer any questions the Board may have.

Mr. DePaul's plan is to leave the existing house on the lot, which will be used for storage and utility use in order to start the build of the house on the left first.

Mr. Troast asked the Engineer by leaving the exiting home will there be a conflict with the Subdivision Plan. Mr. Zimmermann answered it will not and had explained why.

Mr. Brewer explains the conditions and Non-Conformance Use and Dr. Pendexter made a suggestion of Subdividing the first lot with the existing home and then building of the new homes.

Mr. DePaul stated he would build immediately.

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

Mr. Altman recaps the exhibited plans and testimony done tonight for an approval of this project.

Mr. Brewer goes over the conditions, restrictions, and the timeline of this Subdivision of what was stated tonight.

Mr. Troast noted what if the applicant decided not to Subdivide and make it a bigger lot with 1 large home.

Mr. Altman replied and stated that Mr. DePaul had significant expenses and soft cost of these plans, he had analyzed this process thoroughly to make this a Subdivision Plan.

Mr. Fracaro indicated that the Planner has made a good case and agrees with making a 3 Subdivision lot which makes the most economic sense.

Mr. Simone asked the Board for approval or disapproval of this project. Motion was made for approval by Mr. Fracaro and Seconded by Mr. Troast.

Mr. Simone requested Mr. Brewer to go through the conditions again.

Motion moved by Mr. Fracaro and seconded by Mr. Troast to approve the Application - PB 23-01.

Roll Call: Mr. Simone, Yes; Mr. Troast, Yes; Mr. Fracaro, Yes; Ms. Michael, Yes; Mr. Otto, Yes; Dr. Pendexter, Present; Mr. Keating, Yes; Mr. Bowlby, Yes; and Councilman Venin, Yes.

CONCEPTUAL:

1. Bekim Zuta

Site at:

(Farm View Pork Store)

126 Wanaque Avenue,

Pompton Lakes, NJ 07442

Block 300 Lot 3 Zone - DRA-1

Mr. Bekim Zuta presented that he would like to open a **Albanian Social Café for Members Only** and explains the use of this space is for the members to meet, to talk, have coffee, maybe play games like chess and to watch Albanian News Reports.

The Hours of Operation will be 11:00 am to 2:00 am and will be serving Coffee, Espresso, and Soda to the members only.

John Keating noted the number of seating, exiting, and parking in the facility.

Mr. Simone suggested to go to the Building Department and provide a floor plan to discuss the matter further with the Construction Official who can guide him accordingly. He thanked Mr. Zuta for coming in tonight and wished him luck.

2. T&S Painting and Maintenance Inc.**Tom Mazzanna****Site at:****270 B Wanaque Avenue,****Pompton Lakes, NJ 07442****Block 3000 Lot 24 Zone – DRA-1****Property Owner – Rick Tumminello (R&M Hardware)**

Mr. Mazzanna began his presentation and stated that this office space will be used as a show room to display kitchen cabinets and a computer work area; to make diagrams and designs for customers. Mr. Mazzanna stated he will have one secretary to assist. There will not be any manufacturing or warehouse storage. Everything will be shipped from the supplier.

The Board discussed and all agreed with this type of business and wished him luck and continued success.

RESOLUTIONS: None.

NEW/UNFINISHED BUSINESS:

John Keating brought up Unfinished Business about the Master Plan as it was mentioned in tonight's presentation for application PB 23-01 for Grant Avenue.

Mr. Simone speaks out and stats the Master Plan committee needs to study the existing plans and in order to make recommendations for changes. He noted that this can be lengthy and expensive to make a New Master Plan which there is still time to do. The Board will need to discuss the matter with the Planner, Debbie Lawlor from Colliers Engineering and with the Mayor and Council for funds needed for this.

PUBLIC DISCUSSION:

Mr. 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 Mr. Keating. **All voted in favor.** Meeting adjourned at 8:56 pm. Next meeting scheduled for July 18, 2023 at 7:30 pm.



Carmelina Fusaro, Board Secretary