

**SPECIAL MEETING  
MINUTES OF THE JULY 19, 2023**

The following are the Minutes from a Special Meeting of the Pompton Lakes Mayor and Council that was held on July 19, 2023 beginning at 7:00pm in the Municipal Building, 25 Lenox Avenue, Pompton Lakes, NJ.

Mayor Michael Serra read the Open Public Meeting Law Statement of Compliance.

A roll call indicated that the following members were present: Mayor Michael Serra, Council President Jennifer Polidori, Councilmen Erik DeLine and Ekamon Venin, and Councilwoman Maria Kent. Councilmen William Baig and Bobby Cruz were absent from the meeting.

Also present were Mark Semeraro, Borough Attorney, Paula Cozzarelli, Borough Administrator and Elizabeth Brandsness, Municipal Clerk.

Mayor Serra stated a presentation for the Passaic County Veteran/Senior Housing Redevelopment Plan would be provided by Debbie Lawlor, Colliers Engineering. Ms. Lawlor began her presentation and provided a brief history for the project and a description of the site – Block 1300, Lots 1,7, and 10 and Block 2600, Lot 2.

Ms. Lawlor commented on the assessment for an area in need of redevelopment by the Governing Body and the recommendations by the Planning Board. Ms. Collier further detailed the process for the plan preparation, and permitted uses that include age restricted residential housing, retail sales and services, community center, personal services, bank, medical, and government facilities. Ms. Lawlor further explained accessory uses and amenities included in the redevelopment plan. Ms. Lawlor stated the plans include the restructuring of the Recycling Center set up and a salt dome would remain.

Ms. Lawlor stated the Redevelopment Plan is being presented to Council this evening for consideration and approval. Ms. Lawlor noted the Planning Board has determined the project is consistent with the Master Plan and the next step in the process would be for the applicant to submit a plan to the Redevelopment Agency to assure design criteria and compatibility for the area. Upon approval by the Redevelopment Agency, the Redevelopment Plan is presented to the Planning Board for their review.

Councilwoman Kent requested clarification as to taxes and whether the County owned the property. Mayor Serra responded and stated currently there are no taxes being paid on the property and there would be a PILOT for the project. Mr. Semeraro stated the corporation would become the owner and the property would no longer be owned by the County.

Motion moved by Councilman Venin, second by Councilman DeLine to open the Meeting to the public. All voted in favor of the motion.

**RANDY HINTON, Montclair Avenue**

Mr. Hinton requested the number of years for the PILOT. Mayor Serra stated it was being negotiated and would most likely be a 30 year PILOT. Mr. Hinton questioned why thirty years and Mayor Serra and Mr. Semeraro responded and remarked on the affordability and feasible financial needs to move the project forward. Mr. Hinton commented on the salt dome and inquired as to who would be responsible for replacing the structure. Mayor Serra stated the developer would be responsible for the replacement of the salt shed.

**JEFF KINON, Ringwood Avenue**

Mr. Kinon inquired as to the management for the project and Mayor Serra responded it would be a partnership and those seeking eligibility for Senior and Veteran housing would have to meet the criteria.

Motion moved by Councilman DeLine, second by Councilman Venin, to close the Meeting to the public. All voted in favor of the motion.

Motion moved by Councilman Venin, second by Councilwoman Kent to adjourn the Meeting at 7:28pm. All voted in favor of the motion.

**ATTEST:**

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**ELIZABETH BRANDSNESS, RMC  
MUNICIPAL CLERK**

**APPROVED:**

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**MAYOR MICHAEL SERRA**