

APPLICATIONS TO BE DEEMED COMPLETE OR INCOMPLETE:

1. Application No. SDSP05212021 / 30 Newark Pompton Turnpike / Francisco Patawaran / PO Zone

The Board received a letter from the Applicant's attorney Mr. Soto that Mr. Patawaran was amending the application and that they would have to resubmit, thereupon Sal Poli set forth the motion seconded by Christopher Scilingo to deem this application voluntary dismissed without prejudice.

ROLL CALL: Ayes: Poli, Scilingo, Carelli, Pellegrini, Roberts, Reilly, Talerico, Sheps, Trowse

Nays: None

(9 Ayes – 0 Nays – Motion Carried)

2. Application No. SP06132022 / 69 Paterson Hamburg Turnpike / DAK Realty / CRD Zone

Thereupon Vice-Chairman Warren Sheps set forth the motion seconded by Sal Poli to deem this application complete as per Tom Boorady's letter and review. Mr. Boorady listed and reviewed the waivers the applicant is requesting. The motion to deem the application complete includes the waivers as listed. This is a full board application.

ROLL CALL: Ayes: Sheps, Poli, Carelli, Pellegrini, Roberts, Reilly, Scilingo, Malanga, Talerico, Trowse

Nays: None

(10 Ayes – 0 Nays – Motion Carried)

The hearing date is set for October 27, 2022 at 7:30 p.m.

3. Application No. BOA03082022 / 100 Loy Avenue / Allison Curran / R7.5 Zone

Thereupon Christopher Scilingo set forth the motion seconded by Michael Reilly to deem this application complete as per Tom Boorady's letter dated September 1, 2022 recommending completeness.

ROLL CALL: Ayes: Scilingo, Reilly, Poli, Roberts, Malanga, Sheps, Trowse

Nays: None

(7 Ayes – 0 Nays – Motion Carried)

The hearing date is set for November 3, 2022.

REDEVELOPMENT AREA DETERMINATION OF NEED STUDY:

Ms. Deborah Alaimo Lawlor, FAICP, P.P. of Colliers Engineering and Design came forward to give the presentation. Ms. Lawlor was sworn in by the board attorney.

Before the presentation, Chairman Trowse asked Ms. Lawlor if any parts of any other properties would be involved in the study for redevelopment, such as the condos or is the redevelopment study for the quarry parcels only Block 12 Lot 13 and Block 13, Lots 25, 26, 27 and 28. Ms. Lawlor stated for the parcels listed only, the redevelopment is for the quarry parcels only and in no way for any other parcels

of land such as the condos. The Chairman stated Ms. Lawlor has made that very clear and thank you because that answers some of the questions the residents were asking.

Ms. Lawlor listed her education and qualifications as an expert witness. The board members accepted and recognized Ms. Lawlor as an expert witness as a Planner. Ms. Lawlor stated they were requested to do an investigation of the quarry site as an area in need of redevelopment to determine if it meets the criteria under the State local redevelopment and housing law. We are looking at Block 12 Lot 3 and Block 13 Lots 25, 26, 27, and 28. Ms. Lawlor spoke about the redevelopment process, the eligibility criteria that you have to go through to see if it meets the ability to be deemed in need of redevelopment. Also a little bit about the study area will be addressed and our evaluation and the conclusion. Ms. Lawlor proceeded with the presentation and concluded with their evaluation that this area meets the eligibility for redevelopment study without condemnation. If the board agrees, the next step is the Planning Board would send a recommendation to the Mayor and Council and the Mayor and Council would make a decision on the area in need, they actually do a resolution on that and if approved we are authorized to do a redevelopment plan. At this time we are at stage three, just dealing with does the area meet the criteria or doesn't it, it has nothing to do with future uses at this time.

Sal Poli asked about how many acres and Ms. Lawlor did not have the exact acreage. There was a brief discussion and Councilman Pellegrini stated he was under the impression it was ninety acres.

Chairman Trowse opened this part of the hearing to the public. Ms. Barbara Kuiken came forward from 2110 Ramapo Court and asked if this would have any effect on her condo and why did she receive the letter in the mail. It was explained by the attorney that the letters have to be sent per law. Everyone within 200' of the affected block and lots have to be noticed with a certified letter and that is why you received the letter and so did everyone else in the condos that are within 200' of the quarry property. Chairman Trowse explained that there will be no more tearing down of the mountain and the law requirements.

There were no other members of the public with questions, however, Attorney Bacchetta stated the public has the right to testify in reference to this presentation. Chairman Trowse stated as per the Board Attorney, he was going to open the hearing to the public for testifying on the redevelopment study.

Diane Clemente from 3207 Ramapo Court came forward and asked if there were going to be roads accessed through the condos to the quarry because she doesn't feel that that would be right and it would be dangerous and noisy and she felt it should not have any right to go through the condo association. Chairman Trowse stated there is no plans at this time for anything. This hearing is to recommend to the Mayor and Council that this area is in need of redevelopment and that study for the redevelopment should be done. As far as what would be done there, we have no idea at this time and that is what the study is for. Chairman Trowse stated this would be months. Ms. Lawlor stated this is just looking at whether or not it

meets the criteria for redevelopment, nothing to do with the site plan, and nothing to do with future use at this time.

Tom Colicchio, 4411 Ramapo Court came forward and asked, there was a comment about the quarry was reaching the obsolesce; is there a time line on that, like within the next year or two. Chairman Trowse stated he believe it was then end of 2024. Mayor Carelli stated Tilcon's lease ends at the end of 2024, so they are at the tail end of what they are doing right now and that is why they are beginning the reclamation which is part of the condition of good use. The Mayor stated that is why we are doing this process now, because we have to look ahead and see what could possibly go there, and tonight is just the first step. Mr. Colicchio asked so they lease the property. Mayor Carelli stated that is correct, and the reclamation is basically they have to put the property back in a condition of good use, so the structures have to be removed before Tilcon leaves the property in another year or so.

Hearing no other residents from the public thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to close the public portion of the hearing.

**ROLL CALL: Ayes: Trowse, Poli, Carelli, Pellegrini, Roberts, Reilly, Scilingo,
 Talerico, Malanga, Sheps
 Nays: None
 (10 Ayes – 0 Nays – Motion Carried)**

Attorney Bernard Bacchetta read the Resolution of the Riverdale Planning Board recommending that Block 12 Lot 3 and Block 13, Lots 25, 26, 27, and 28 within the Borough be designate as an area in need of Redevelopment, without condemnation.

Thereupon Sal Poli set forth the motion seconded by Michael Reilly to approve the Resolution as written and submitted.

**ROLL CALL: Ayes: Poli, Reilly, Carelli, Pellegrini, Roberts, Scilingo,
 Talerico, Malanga, Sheps, Trowse
 Nays: None
 (10 Ayes – 0 Nays – Motion Carried)**

CANCEL MEETING FOR OCTOBER 6, 2022:

There is no agenda for the October 6, 2022 meeting, thereupon Chairman Scott Trowse set forth the motion seconded by Sal Poli to cancel the meeting for October 6, 2022.

ALL IN FAVOR / Motion Carried

The next Planning Board meeting will be on October 27, 2022 at 7:30 p.m.

ADJOURNMENT:

Thereupon Sal Poli set forth the motion seconded by Rick Malanga to adjourn the meeting.

ALL IN FAVOR / Motion Carried

Meeting adjourned at 8:20 p.m.

Respectfully submitted by:

Linda Roetman, Board Secretary