

WORK SESSION OF FEBRUARY 6, 2012

The meeting of the Fair Lawn Planning Board on Monday, February 6, 2012, was called to order at 7:00 p.m. by Chairman Peter Kortright. The notice of the Open Public Meetings Law was read.

Roll Call

Present: Chairman Peter Kortright, Deputy Mayor Edward Trawinski, Vice-Chairman Brent Pohlman, Larry Metzger, Jim VanKruiningen, Joseph Mele, Todd Malkin, Tom Carney, Joan Fragala, Kenesha Brathwaite, Cristina Cutrone.

Also present: Attorney Thomas W. Randall, Esq., Board Engineer Jeffrey Morris of Boswell Engineering, Board Secretary Cathy Hochkeppel

Broadway Improvement Corporation

Don Smartt appeared on behalf of the Broadway Improvement Corporation (BIC). Several members of the BIC attended. Mr. Smartt explained the history of the BIC and the goal to make it economically feasible, pedestrian oriented, and a safe state highway. Mr. Smartt added that they might be able to improve economic vitality of the area. There is an entire plan. Some of the recommendations are ongoing. At this point, the BIC is requesting that the OBS zone be changed to a B-2 zone since most of the area was zoned in this manner.

Mr. Hekemian pointed out that the properties in the OBS zone area are similar to the properties in the B-2 zone. There is very little difference. He also pointed out that the property owners were competing for tenants with the neighboring towns. When a tenant is told they need a use variance and it takes 31/2 months, they look elsewhere. He lost two potential tenants recently because of the restrictions. Bob Beshlian talked about the difficulties. He had a tenant that was denied by the Zoning Officer. The tenant moved 100 feet away and they opened with no problem. He pointed out that vacant buildings hurt everyone. It should be a uniform zone.

Deputy Mayor Trawinski, council liaison, stated that if you have too many non-conforming uses in the zone, it is time to rezone. Zoning should not be done by variance but pursuant to the Council. Regardless of economic climate, at the time the council decided to rezone this area, there was serious questions about spot zoning. From a planning perspective, Deputy Mayor Trawinski stated he would support the zone change as it is consistent with the master plan.

It was the unanimous consensus of the Board to recommend the zone change to Council and Ms. Hochkeppel was directed to advise them accordingly.

Appointment of Engineer

Stephen Boswell and Jeffrey Morris attended the meeting. Stephen Boswell explained the history of their firm and Mr. Morris' experience. They are very familiar with Fair Lawn. He explained their fee structure. Chairman Kortright stated that he does not question their experience but the disparity in fees need to be addressed. He suggested that Boswell Engineering review their fees and get back to him and the vice-chairman.

Appointment of Traffic Engineer

Ms. Hochkeppel was asked to get proposals from Simoff Engineering, Mark Katraniak and Boswell Engineering relative to the appointment of a traffic engineer.

Master Plan Subcommittee

It was agreed that the master plan subcommittee consist of Todd Malkin, Kenesha Brathwaite and Brent Pohlman with Todd Malkin serving as Chair. Ms. Hochkeppel stated that she would forward to them the RFQ that she prepared.

Adjournment

Upon motion by Todd Malkin and a second by Joan Fragala, the meeting was unanimously adjourned at 8:20 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Municipal Housing Liaison/
Land Use Administrator/
Secretary of the Planning Board

CH:mc