

REGULAR MEETING OF MAY 14, 2012

The meeting of the Fair Lawn Planning Board on Monday, May 14, 2012, was called to order at 7:35 p.m. by Chairman Peter Kortright in Room 201 of the Fair Lawn Municipal Building.

The notice of the Open Public Meetings Law was read stating that the newspapers were notified and a notice posted on the first floor bulletin board of the Fair Lawn Municipal Building.

Roll Call

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

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

Approval of Escrow Bills

Upon motion by Deputy Mayor Trawinski and a second by Todd Malkin, the escrow bills were unanimously approved. AYES: Chairman Peter Kortright, Vice-Chairman Brent Pohlman, Todd Malkin, Larry Metzger, Tom Carney, Jim VanKruiningen, Kenesha Brathwaite, Deputy Mayor Edward Trawinski Abstain: Joan Fragala.

Approval of Minutes

Upon motion by Deputy Mayor Edward Trawinski and a second by Todd Malkin, the work session and regular meeting minutes of the meeting of February 6, 2012 were unanimously approved. AYES: Kenesha Brathwaite, Chairman Peter Kortright, Todd Malkin, Larry Metzger, Thomas Carney, Vice-Chairman Brent Pohlman, Jim VanKruiningen, Deputy Mayor Edward Trawinski, Joan Fragala Upon motion by Deputy Mayor Edward Trawinski and a second by Jim VanKruiningen, the minutes of the meeting of April 9, 2012 were unanimously approved. AYES: Kenesha Brathwaite, Chairman Peter Kortright, Todd Malkin, Larry Metzger, Thomas Carney, Vice-Chairman Brent Pohlman, Jim VanKruiningen, Deputy Mayor Edward Trawinski Abstain: Joan Fragala

General Public Comment

Chairman Kortright opened the time for public comments, no public wished to be heard and the time for public comment was closed.

Landmark at Radburn, LLC, Block 3609, Lot 21, Block 3610, Lots 1-2; Plaza Road and Cooper's Way; Major Subdivision and Site Plan

Mr. Shimanowitz explained that this was a continuation. He intended to review traffic issues.

Mr. Keller acknowledged that he was still under oath. Mr. Keller explained the traffic report dated November 18, 2011 and revised February 24, 2012. He explained the process and that four intersections were studied: Fair Lawn Avenue and Plaza Road, Plaza Road and Ramsey Terrace, Plaza Road and Ramapo Terrace and Plaza Road and Berdan Avenue. He explained the location and the proximity to public transportation. The actual traffic counts went down from the 2011 numbers but he used the higher numbers for his analysis. He also explained that they did not take into account the public transportation available. The peak hours are 7:30 a.m. to 8:30 a.m. and 5:00 p.m. to 6:00 p.m. They projected a growth rate even though volume went down from 2011 to 2012. They also took into account the project along 208. During the morning peak, the project will generate 77 trips in the morning and 91 trips in the evening using the highest numbers.

They looked at the existing traffic patterns and the traffic signals. He explained the levels of service. All of them have acceptable levels of service except for the northbound Plaza Road left turn at Berdan Avenue. They investigated changing the timing to improve it. Mr. Keller also explained the sight distances, and they have more than the required sight distance. There were no accident patterns. He concluded that the existing street network and signal control are more than adequate to accommodate the additional traffic.

Mr. Keller also explained the interior streets all comply with RSIS. He stated that there was more than one access route to any place within the site. He explained the entrances and exits. He stated that the intersection of Plaza and Ramsey Terrace did not meet any of the warrants for a traffic signal.

Mr. Keller also testified to the sidewalk systems that links the units and provides connections to the park areas and Fair Lawn Avenue. They have provided crosswalks at all the major intersections.

Mr. Keller explained the parking in the development. They are required to provide 382 spaces and are providing 398 spaces. There are 84 common area spaces, 264 garage spaces and 50 carport spaces.

Chairman Kortright asked how the applicant was planning to mitigate the left turn at Plaza Road. Mr. Keller responded that they would change the timing. Chairman Kortright commented that the box is old and it might require more than just an adjustment. The applicant should be prepared for that possibility. In response to Ms. Fragala's question, Mr. Keller explained the trip figures in detail and added that demographics are not considered in the ITE manual. It is his opinion, however, that the

trip generation will be less than what they calculated due to the proximity to public transportation.

Jim VanKruiningen asked about the dead end road between buildings A and F. Mr. Keller explained that according to RSIS, if a multi family access court is less than 300 feet, it does not require a turnaround. Deputy Mayor Trawinski noted that according to the 2011 build out, the westbound Berdan Avenue turn time would be longer. Mr. Keller explained that the 90 second signal time is what they are working with and increasing time at one approach decreases it at another but it would still be an acceptable level.

Deputy Mayor Trawinski asked if a dedicated left hand turn lane would help. Mr. Keller stated that it might but if there is a green arrow, it requires a yellow arrow and the timing might be the same. Deputy Mayor Trawinski requested that it be investigated and Chairman Kortright agreed. Deputy Mayor Trawinski asked the witness to confirm that the driveways are 18 feet. Mr. Keller stated that they were 18 feet and Deputy Mayor Trawinski asked that it be noted as a condition. Todd Malkin asked if the southern exit was removed, would the Ramsey Terrace intersection meet the warrants for a traffic light. Mr. Keller stated it would not. Todd Malkin commented that he was concerned about pedestrian safety. He also asked about the bus stop across from Ramapo Terrace and requested that the applicant provide additional information. Chairman Kortright added that he would like additional information regarding the proposed crosswalk at Ramsey Terrace. Vice Chairman Pohlman suggested that the crosswalk include lighted tracks. Mr. Keller stated he was not sure of the standards and would look into it. Vice Chairman Pohlman was concerned about fire apparatus having access.

Tom Carney added that he was concerned with fighting fires with the 20 feet wide roads. Mr. Keller stated that the roads comply with RSIS but the effective width for fire equipment is wider because of the layout of this development with the parking spaces. Mr. Carney suggested they take a close look at it. Mr. Carney was also concerned about traffic.

Larry Metzger was concerned about the traffic. He added that this development is adding to an existing traffic problem. Mr. Keller reminded the Board that this is a permitted use.

Mr. Mele stated that he had safety concerns on site and at the intersection of Plaza and Ramsey. He stated that the buildings are only 10 feet off the road. He was also concerned about pedestrians at Plaza and Ramsey and a possible increase in pedestrian traffic. He believed a traffic signal made sense. He was concerned about the columns between the parking spaces. Mr. Mele also questioned the handicap ramps. Mr. Mele questioned why Warren Road was not included in the traffic study. Mr. Keller explained that when you look at traffic flows, the impact on side streets is slight. Mr. Mele also was concerned that the COAH units are consolidated. Deputy Mayor Trawinski was also concerned about the location of the affordable units.

Board Engineer Jeffrey Morris stated that he thought internal stop signs needed to be installed at Road C and Ramsey Terrace and Mr. Keller agreed. Mr. Morris also suggested that the crosswalks on Plaza include an imprint or red paint with crosswalk signs. Mr. Morris asked for additional information relative to the lead green light at the Plaza and Berdan intersection and the left hand turn and left arrow.

Ms. Bergailo asked about a left hand turn from Ramsey, and Mr. Keller stated that there were adequate gaps in the traffic. He was comfortable with the level of safety. She also suggested bump-outs to shorten the distance for pedestrians. Mr. Keller stated that he could explore it with the Borough Engineer but they can impede road maintenance. Ms. Bergailo commented that she would also like some type of restriction requiring residents to keep their garages clean and park their cars in them. Mr. Shimanowitz said that could be incorporated in the Master Deed.

Chairman Kortright recessed the meeting for ten (10) minutes. The meeting reconvened at 9:55 p.m. with all members present as previously indicated.

Board Attorney Thomas Randall explained that this Board is bound by the Court's decision. There are certain matters the Board can address but the variance free aspects should be respected.

Chairman Kortright opened the matter to the public.

David Stahl, 8 Ramsey Terrace, asked about cars coming from Ramsey Terrace onto Plaza Road. Mr. Keller replied that the operation of this intersection is adequate and satisfactory.

Jeff Krawitz, 14 Arlington Place, asked about the ambulance traffic and if a study could be done regarding their access. Mr. Keller responded that they have the right-of-way. Chairman Kortright added that all emergency vehicles have the right-of-way so there is no impediment. Mr. Krawitz asked about a comparative analysis with a light as an exit from the development. Mr. Keller stated that the study shows the level of service will be "C". A traffic light will not improve that level and it will negatively impact the through movement.

Wolf Turner, 5 Remington Road, asked the sight distance at Ramsey Terrace. Mr. Keller explained that it was not measured because it is an existing street and the applicant is not changing it. Mr. Turner asked if the traffic on Saddle River Road was considered and Mr. Keller responded negatively. Mr. Turner asked about parking off-site and Mr. Keller responded that they are providing adequate parking throughout the site. Mr. Turner also asked what type of bond surety is proposed so that the residents are protected. Chairman Kortright explained that a surety bond is given to the Borough, not individual citizens.

Ron Coll, 10 Ramapo Terrace, asked if the traffic officer received a copy and was told yes. He also asked why Warren Road was not included. Mr. Keller responded that although it is a busy street, Warren Road is not considered impacted by the traffic from

this development because it is not proxy to the site. Mr. Coll also asked about the Radburn Plaza. Chairman Kortright explained that they look at intersections, not sites. Mr. Coll asked about the 90 seconds clear time and Mr. Keller explained that it is based on the analysis performed.

Michael Roney, 14 Burnham Place, asked how the trip numbers were calculated, and Mr. Keller explained in detail. Mr. Roney asked how they can analyze Fair Lawn Avenue since it is so jammed already. Mr. Keller explained that the numbers are calculated based upon the ITE standards. They conclude that 15 to 21 vehicles will go on Fair Lawn Avenue. There are currently approximately 1,500-2,000 vehicles so the percentage of impact will be indiscernible. Mr. Roney also asked about interior parking spaces and the distance from the units. Mr. Keller explained that it is a maximum of 500 feet from the furthest space. Most of the spaces are much closer. Mr. Roney asked if Mr. Keller thought it was too far for somebody with groceries to walk. Mr. Keller responded that the homeowners have a garage or parking spaces next to their units. Mr. Keller explained the standards for parking and that they are exceeding the standards. Mr. Roney asked who is responsible for the streets and Mr. Keller stated they will be part of the homeowner's association. Mr. Roney asked if the bump-outs would effect traffic flow and Mr. Keller replied that they are traffic calming devices but do not generally effect flow.

Walter Weglein, 18 Ramsey Terrace, asked about the safety of pedestrians along Plaza Road including the high school track team. Mr. Keller explained that safety is a priority but the pedestrian traffic occurs now and the traffic from this development does not materially change it. They are looking into ways to make it safer.

Eric Schutz, 20-14 Radburn Road, asked where the pedestrian entrance was located and Mr. Keller showed the location east of the railroad crossing. Mr. Schutz asked if commuters are going to use the path to Fair Lawn Avenue, what provisions are being made for pedestrian safety crossing the street. Mr. Keller explained that street crossings are governed by state law.

Joshua Kaplan, 27-15 Kipp Street, asked about school buses picking up in the development. Mr. Keller explained that function is controlled by the Board of Education.

Chairman Kortright stated that this would be the last speaker because of the hour but they would create a list for the next meeting.

Leonard Belli, 25-14 Kipp Street, asked if other streets should be included in the study. Mr. Keller stated that there are certain standards that apply and they have used those standards. The traffic disperses the farthest from the site.

It was agreed that the application would be carried to June 11, 2012, without further notice. The date was announced to the public.

The Board discussed scheduling a special meeting for June 25, 2012.

Adjournment

Upon motion by Joan Fragala and a second by Deputy Mayor Trawinski, the meeting was unanimously adjourned at 10:45 p.m.

Respectfully submitted,

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

CH:mc