

REGULAR MEETING JUNE 11, 2012

The meeting of the Fair Lawn Planning Board on Monday, June 11, 2012, was called to order at 8:00 p.m. by Chairman Peter Kortright in the Council Chambers of the Fair Lawn Municipal Building.

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

Also present: Board Attorney Thomas Randall, Board Engineer Jeffrey Morris, Planner Cheryl Bergailo, Board Secretary Michele Coles.

Approval of Escrow Bills

Upon motion by Todd Malkin and a second by Deputy Mayor Edward Trawinski, the escrow bills were unanimously approved. AYES: Chairman Peter Kortright, Vice-Chairman Brent Pohlman, Todd Malkin, Larry Metzger, Tom Carney, Kenesha Brathwaite, Deputy Mayor Edward Trawinski, Joseph Mele, Cristina Cutrone.

Approval of Minutes

Upon motion by Vice Chairman Brent Pohlman and a second by Tom Carney, the minutes of the Special Meeting of May 7, 2012, were unanimously approved. AYES: Kenesha Brathwaite, Chairman Peter Kortright, Todd Malkin, Larry Metzger, Tom Carney, Vice-Chairman Brent Pohlman, Joseph Mele, Cristina Cutrone. ABSTAIN: Deputy Mayor Edward Trawinski, Todd Malkin. Upon motion by Todd Malkin and a second by Deputy Mayor Edward Trawinski, the minutes of the meeting of May 14, 2012 were unanimously approved. AYES: Kenesha Brathwaite, Chairman Peter Kortright, Todd Malkin, Larry Metzger, Tom Carney, Vice-Chairman Brent Pohlman, Deputy Mayor Edward Trawinski, Joseph Mele. ABSTAIN: Cristine Cutrone

Memorializing Resolution; Marcus Fair Lawn Associates, 16-00 Pollitt Drive, Minor Site Plan

Upon motion by Vice-Chairman Brent Pohlman and a second by Cristina Cutrone, the memorializing resolution was unanimously adopted. AYES: Kenesha Brathwaite, Chairman Peter Kortright, Larry Metzger, Tom Carney, Vice-Chairman Brent Pohlman, Joseph Mele, Cristina Cutrone.

Authorizing RFP

Upon motion by Deputy Mayor Edward Trawinski and a second by Todd Malkin, the resolution authorizing a request for proposals for the Master Plan was unanimously adopted. AYES: Kenesha Brathwaite, Chairman Peter Kortright, Todd Malkin, Larry Metzger, Tom Carney, Vice-Chairman Brent Pohlman, Deputy Mayor Edward Trawinski, Joseph Mele, Cristina Cutrone.

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; Major Subdivision and Site Plan

Mr. Keller was reminded that he was under oath. Mr. Keller referred to Exhibit A-3 and explained that he was addressing operational improvements to the signal at Plaza Road and Berdan Avenue. He stated that he had arranged a meeting with the Board Engineer, Borough Engineer, the Fire Marshal and the Fire Chief. Regarding the signal operations, he noted that the controller is old. The first option was an exclusive left turn lane for traffic headed north on Plaza onto Route 208. They also looked at the southbound traffic turning left on Berdan. The third option was to have a lead left for northbound and east and west left turn lanes. Option four was lead greens at all four approaches. The results showed that option one yielded the best levels of service. Option two did not increase the level of service. Option three did not improve the levels as much as option one and option four was slightly better than option two but less than option one. If the intersection is to be improved, it would be the recommendation that there be a left turn lane for traffic headed north. A new signal would have to be installed to accomplish this because the existing signal does not conform to today's standards. Also the ramps would have to be brought up to ADA standards. The cost is estimated between \$180,000 and \$200,000. Mr. Keller explained that the traffic is expected to increase approximately 2.35% at the intersection. The applicant's fair share contribution would be approximately \$4,500.00. The Borough Engineer agreed that he would like to see that controller replaced. Mr. Keller stated that a question was asked about the sight distance at Ramsey Terrace. The sight distance looking south is 280 feet, 305 feet is required for design at a speed of 45 miles per hour. The main obstruction going south is some underbrush that is along the right-of-way on Plaza Road. If the underbrush was cleared and agrees trimmed, the sight distance would be sufficient. They also looked at the placement of the crosswalk. The critical point is standing on the southeast corner of Ramsey Road. There is sufficient sight line for a vehicle to stop. If the crosswalk is moved to the north side, there is less sight distance. The crosswalk should stay on the south side of the intersection. A depiction of a crosswalk dated June 11, 2012, was marked at Exhibit A-7. He explained the signs identifying the crossing. Instead of the standard yellow signs, they are proposing that the signs be in fluorescent yellow-green. They would be very visible. That is an improvement that the Borough Engineer thought would be appropriate. A drawing marked Landmark/Radburn Fire Truck (upper turning plan) dated May 30,

2012, was marked as Exhibit A-9. A drawing marked Landmark/Radburn Fire Ladder Truck dated May 30, 2012 was marked as Exhibit A-10. He explained the approaches available to the fire trucks. A ladder truck can gain access so a smaller truck should not have a problem with access. This was reviewed with the Chief and Fire Marshal. They also reviewed the location of the fire hydrants and made some modifications at their recommendation. They asked for the hydrants at 600 feet even though RSIS standard is 800 feet. The applicant has agreed to install sprinklers in these buildings as well.

Mr. Keller explained that there are handicapped spaces and they will be providing barrier-free ramps. He also explained that the traffic counts were done for an extended period of time due to the holidays. He stated that they did discuss narrowing the roadway on the south side of Ramsey Terrace approximately 10 feet and the Borough Engineer had no objection. It changes the pedestrian crossing time.

Todd Malkin was concerned about illegal left turns. Mr. Keller stated that he feels strongly that there should be two entrance points and two exit points. Chairman Kortright suggested that they increase the radius so that it is more difficult to make an illegal turn, and the applicant agreed. Todd Malkin asked about a pedestrian crossing that lights up when a pedestrian presses the button. Mr. Keller noted that it was expensive, and the Borough Engineer was concerned about the long-term maintenance. Mr. Keller explained that there are poles and a controller involved. Joseph Mele and Cristina Cutrone were also concerned about the pedestrian crossing. Joseph Mele also asked about the fire truck turning. Mr. Keller explained that the turning radius they previously submitted demonstrated the truck movements. It can maneuver throughout the site.

Kenesha Braithwaite asked about the improvements to the Plaza Road intersection, and Mr. Keller explained that option one improves the level of service and gave the various times in detail. He further explained that other options that did not provide the same relief as option one.

Deputy Mayor Trawinski asked about the distance at Ramsey Terrace, and the impact of the underbrush. Deputy Mayor Trawinski asked if the Borough could clean up the underbrush and over-hanging branches. Deputy Mayor Trawinski asked that the Board Secretary send a memo requesting that the work be done and Chairman Kortright concurred. Deputy Mayor Trawinski asked about the possibility of a speed bump on Plaza Road, and Mr. Keller stated that state law would prohibit it on a street that wide. Deputy Mayor Trawinski asked that he take a look at it in any event.

Mr. Keller also explained that the internal roadways comply with RSIS and that a fire truck could set up adequately due to the additional impervious coverage. He added that the fire marshal and fire chief approved. The changes made had to do with the fire hydrants.

Chairman Kortright asked if additional lighting can be installed to emphasize the crosswalk at Ramsey Terrace. Mr. Keller stated they will look at the lighting in greater detail. Chairman

Kortright stated that the applicant has calculated his fair share plan around \$4,500 and he would like that increased, if possible, although he realizes it is not a requirement.

Board Engineer Jeffrey Morris stated that he agreed with spiraling down of Plaza Road by increasing the curb by five feet on each side. The County is also discussing improvements to the Morlot Avenue and Plaza Road improvements and the money would be better spent on the Plaza and Berdan intersection.

The meeting was recessed at 9:19 p.m. and reconvened at 9:29 p.m. with all members present as previously indicated.

Chairman Kortright opened the matter to the public.

June Meyerson, 15 Ballard Place, asked if it is correct that there will be 139 bedroom units and it was confirmed. She asked about the driveway lengths and sidewalks. Mr. Keller explained that there are no sidewalks on the alley side. Along the driveway, there is a concrete strip. The sidewalks are designed to the front of the units. She asked if the plans meet with the Borough Code and was told they did. She asked about the width of the street. Mr. Keller explained that the design of the street meets the standards for the State of New Jersey. She asked if a safety hazard is being created, and Mr. Keller stated that since there is no parking on the streets, it does not cause a safety hazard and is similar to other residential areas in the Borough. She asked about garages being used for storage, and Mr. Keller explained that this will be governed by the master deed of the homeowner's association. She asked about numerous cars and parking issue, and Mr. Keller stated the parking conforms to the RSIS standards. She asked about streets studied, and Mr. Keller explained the reasons the streets in the vicinity were studied. Ms. Meyerson asked about the maintenance of the interior roads and was told it would be the homeowner's association responsibility. Mr. Keller stated there will be no impact to the Ambulance Corp. emergency vehicles.

Robin Stahl, 8 Ramsey Terrace, asked if the installation of an island would be helpful for pedestrian safety. Chairman Kortright stated that an island can create a greater hazard and cause greater safety issues. She asked about parking on the side streets and Chairman Kortright stated that this is an enforcement issue and should be raised with the traffic officer.

Michael Bahrijczuk, 14 Ramsey Terrace, asked if people exiting the development could go straight onto Ramsey Terrace. Mr. Keller explained that there is nothing stopping motorists from going straight. He was also concerned about Ryder Road. He asked about the turn radius in the development and Mr. Keller explained them in detail. Mr. Bahrijczuk stated that the international fire code requires a turning radius of 25 feet. Mr. Keller replied that he would need to see the whole context of the code to properly answer but the chief and fire marshal were satisfied. He asked about the existing sidewalk and compliance with the ADA requirements, and Mr. Keller explained they are not impacting the existing sidewalk. He stated that the northbound speed limit is 20 m.p.h. and Chairman Kortright stated that it is advisory.

Stu Golding, 14 Rutgers Terrace, asked why other exits weren't being considered. Mr. Keller explained that there are no safety issues with either of the exits being proposed.

Suzanne Fishbein, 12 Bancroft Place, asked where the snow will go. Mr. Keller explained that there are a number of places that the snow can be placed. Mr. Keller explained that the snow will have to be removed and not pushed to the end of the road similar to other residential developments.

Kathy Moore, 13-16 Plaza Road, asked about the safety at Ramsey and Plaza Road and the accidents in the vicinity. Mr. Keller responded that the level of operation will be C or better and the traffic will not change the level of service. Mr. Keller explained the different levels of service and how they are determined. The level of service at an unsignalized intersection is determined by the traffic on the main street. She asked about the warrants for requiring a traffic signal. In response to Ms. Moore's question, Mr. Keller stated that they certainly don't meet the warrant analysis for traffic accidents. She asked how with only two exits, they are only contributing a 2% increase. She counted the houses in the neighborhood and she doesn't understand how that can be. Mr. Keller explained that the traffic includes all traffic that travels at a certain time. This is the peak hour contribution. Mr. Morris stated that they reviewed the traffic report and trip generation and the applicant's analysis is in compliance with ITE standards and was properly done. Ms. Moore asked if an alternative to safety would be an island. Chairman Kortright stated that statistics show that islands are dangerous. Mr. Keller stated that this matter was discussed with the Borough Engineer, and he is not in favor of an island.

Larry Koplik, 6 Reading Terrace, asked whether the Plaza Road and Berdan Avenue intersection is a state intersection, and it was explained that it is a local road. Mr. Koplik asked about the narrowing of Plaza Road, and Mr. Keller explained that the curb would be tapered in, shortening the pedestrian crosswalk.

Pamela Coles, 13-34 George Street, asked about the traffic for the schools and which elementary school would service this complex. Mr. Keller explained that the distribution of traffic follows the patterns that exist today. It is not done from a destination point of view. Ms. Coles stated that from her calculations, there will be an increase of 14%. Mr. Keller explained that the 2% per year is an increase over the trip generation, not a 2% increase in overall impact. The amount of traffic increase is 2%. She asked about the sight distance at Cooper Way and Plaza Road. Chairman Kortright stated that it currently exists and at a controlled intersection, sight distance is not an issue. When it is improved, all aspects will be considered. Ms. Coles asked about overflow parking, and Mr. Keller explained that there are 84 parking spaces scattered throughout the site. Ms. Coles asked if counts were taken at Kipp and Warren Streets. Mr. Keller explained that they are not proximate to the site which is the standard process.

Felice Koplik, 6 Reading Terrace, asked why their road was not in the count and if not using her street lowered the numbers. Mr. Keller explained that all traffic that comes out of Warren and the roads to the south that pass the applicant's site are included in their counts. She asked about the curb modification, and Mr. Keller explained the curb would go out about five feet each side.

Marshall Chandler, 13 Ramapo Terrace, asked the rating at the intersection of Berdan and Plaza. Mr. Keller explained the various levels of service. He asked if there is a possibility that people will use Ramsey Terrace for a cut through. Mr. Keller stated it wouldn't make sense and would be highly unlikely because the levels of service are high enough that motorists won't need to avoid the intersection. He asked about the entrance location, and Mr. Keller explained it was chosen for sight distance and separation from existing streets. Mr. Chandler asked if the sight distance would be improved if it was moved, and Mr. Keller explained that there is more than adequate sight distance in the location selected. Mr. Chandler asked about the accident rate and Mr. Keller explained that there was less than one accident per year. Mr. Chandler asked about a median, and Mr. Keller stated that medians typically increase the speed of traffic.

Will Turner, 5 Remington Road, asked if there was a plat showing the sight distance at Ramsey Terrace and asked how they can see 280 feet sight distance. He did not think that was possible. Mr. Keller explained that the sight distance was taken May 30th and how it is calculated. Mr. Turner asked about handicapped people crossing the street. Mr. Keller explained that there are standards that they are required to follow but obviously, a person with a cane would take a longer time. Mr. Turner asked how they determined the size of the truck. Chairman Kortright explained that the applicant met with fire chief and stated the types of trucks that would be used.

Ron Coll, 10 Ramapo Terrace, stated that he measured how far he could see. The maximum distance they got was 170 feet and he does not understand Mr. Keller's numbers. Mr. Keller stated that it was measured with applicable standards, and he does not know how Mr. Coll measured it. Chairman Kortright asked that Board Engineer Morris corroborate that the sight distance is correct.

Michael Gross, 15 Ramapo Terrace, asked if the addition of the homes will create a situation where there are not enough fire engines and Mr. Keller stated it does not work that way. Mr. Gross asked about putting a light at Ramsey Terrace, and Chairman Kortright explained that this has been discussed many times and it does not meet the criteria. Mr. Gross asked about the parking and Mr. Keller explained that there is no deficiency and they comply with the parking standards.

Eric Schultz, asked about the size of the driveways and interior roadways. Mr. Keller explained that the driveways that are less than 14 feet cannot be counted as a parking space. They are designed as a means of access, not as a parking space.

Chairman Kortright announced that this matter will be continued to July 9, 2012 without further notice.

Adjournment

Upon motion by Cristina Cutrone and a second by Deputy Mayor Trawinski, the meeting was unanimously adjourned at 11:00 p.m.

Respectfully,

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