

WORK SESSION JUNE 11, 2012

The meeting of the Fair Lawn Planning Board on Monday, June 11, 2012, was called to order at 7:00 p.m. by Chairman Peter Kortright in Room 201 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.

Recommendations of Zoning Board

The Zoning Board recommended that consideration be given to materials that provide a better pervious surface. Todd Malkin suggested that the Board engineer provide a list of materials that meet the criteria that the Board would be seeking. Cheryl Bergailo stated that some of the materials can be given a percentage of impervious/pervious and not a 100% credit. The Board would hope to receive the recommendation in order to discuss it next month. The Zoning Board also requested increasing curb cuts from 20 feet to 22 feet depending on the size of the property. Chairman Kortright stated that it can change the character of a neighborhood. The Board discussed the possibility of a ratio based on the width. This will be discussed in further detail.

It was the consensus of the Board that the other recommendations would be discussed when the mater plan is reviewed.

Proposals from the Broadway Improvement District

Don Smartt from BIC explained that Fair Lawn has two Special Improvement Districts. The OBS-2 zone has been eliminated on Broadway. The BIC has asked that the Board consider two other pieces of the Broadway Master Plan recommendation. Don Smartt stated that the BIC is looking for a change in parking standards. The Planning Board has granted parking variances over the past five years and the BIC has analyzed them. The standards they are requesting reflect what was granted, and standards used in other communities. They are also asking the implementation for sign and awning standards which is consistent with the Broadway Master Plan.

Cheryl Bergailo stated that the recommended residential parking is lower than the RSIS standards. Mark Gordon stated that it is more consistent with communities close to railroad stations. Don Smartt stated that the residential standard should be further reviewed, and they are asking for the Board to consider recommendations six through ten, and not the residential standard. There was some discussion about medical parking standards. The medical standard is now 10 per 1,000. There are two suggested ratios depending on the size of the building. It was clarified that these recommendations are only for Broadway. As part of the vision plan, they want to encourage more

restaurant use. They are suggesting one space for four seats exempting the first 24 seats on the north side and accepting 30 seats on the south side. Joseph Mele was concerned about exempting the first 24 or 30 seats. Chairman Kortright stated that he was concerned about restaurants not requiring any parking and the conflicts that occur. Don Smartt stated that right now, in general, the district has more than enough parking but it might be specific lots that do not. It would be an incentive for more vitality. Brent Pohlman stated if there were many successful restaurants, there might be problems with parking on the side streets. Deputy Mayor Trawinski stated that the market will control the problem because if people cannot park, they will not go to the restaurant. Deputy Mayor Trawinski pointed out that the motivation to stimulate restaurants was used by downtown Cranford and was successful. Don Smartt stated that if something doesn't work, it will be tweaked as it goes along. Chairman Kortright stated that most members were comfortable with the recommendations outlined in recommendations six through eight but was uncomfortable with nine and ten unless there was a sunset provision. It was suggested that there be a five year sunset provision.

The consensus of the Board was to recommend adoption of the suggestions. The ordinance modifying parking requirements for restaurants (recommendations nine and ten) would have a five year sunset provision. The recommendations are:

#6 – Reduced office parking standard of 4 spaces per 1,000 s.f. GFA

#7 – Reduced medical office parking standard of 5 and 4.5 spaces per 1,000 sq. ft. of GFA

#8 – Reduced parking standard for retail and service establishments 1 space per 250 s.f. GFA (4 spaces per 1,000 s. ft. GFA)

#9 - Reduced north side restaurant parking standard of 1 space per 4 seats excepting the first 24 seats

#10 - Reduced south side restaurant parking standard of 1 space per 4 seats excepting the first 30 seats

Don Smartt explained the proposed amendments for sign and awning. Todd Malkin stated that he was concerned about the pylon sign because setbacks, etc., are not well defined. He was concerned about the location of the sign. Deputy Mayor Trawinski shared his concern. Cheryl Bergailo was concerned about the height. Chairman Kortright stated he would like the professionals to review the signage before making a recommendation to council. This matter will be further discussed at the next work session.

Adjournment

Upon motion by Todd Malkin and a second by Deputy Mayor Trawinski, the meeting was unanimously adjourned at 8:00 p.m.

Respectfully,

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