

SPECIAL MEETING AUGUST 27, 2012

The meeting of the Fair Lawn Planning Board on Monday, August 27, 2012, was called to order at 7:30 p.m. by Chairman Peter Kortright in Room B-5 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, Cristina Cutrone, Jim VanKruiningen, Joseph Mele, Larry Metzger, Kenesha Brathwaite, Joan Fragala, Todd Malkin
Absent: Tom Carney, Vice Chairman Brent Pohlman

Also present: Board Attorney Thomas Randall, Board Engineer Jeffrey Morris, Board Secretary Cathryn Hochkeppel.

Santos/Rosario; 12-71 Edward Street; 9-04 Hopper Avenue; Block 5606; Lots 19 and 21; Minor subdivision

Stuart Liebman appeared on behalf of the applicant. He explained that the application was not for any new development but to move a property line so that the driveway no longer encroaches on the other property. Mr. Liebman explained that both lots are currently nonconforming. The moving of the property line will make one lot slightly less conforming and one lot slightly more conforming. This will also create a variance for the lot depth for 9-04 Hopper Avenue.

Bruce Rigg was sworn in and qualified as an expert engineer, planner and surveyor. He explained the current conditions. He testified that the intent is to resolve the current encroachment and to move the property line to more accurately depict the current possession of these two unique lots. Mr. Rigg testified that there are no negative impacts as the conditions currently exist, and this will resolve the title defect for both properties.

Chairman Kortright opened the matter to the public and no public wished to be heard.

Deputy Mayor Trawinski stated that he believed the application met both the C(1) and C(2) criteria in that there are exceptional circumstances, no negative impacts, and the variances will not impair the purpose of the zoning regulations. Todd Malkin seconded the motion which was unanimously adopted. AYES: Chairman Peter Kortright, III, Deputy Mayor Edward Trawinski, Cristina Cutrone, Jim VanKruiningen, Joseph Mele, Larry Metzger, Kenesha Brathwaite, Joan Fragala, Todd Malkin

Adjournment

Upon motion by Todd Malkin and a second by Kenesha Brathwaite, the meeting was unanimously adjourned at 7:50 p.m.

Respectfully submitted,

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