

WORK SESSION OCTOBER 15, 2012

The meeting of the Fair Lawn Planning Board on Monday, October 15, 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, Tom Carney, Vice-Chairman Brent Pohlman, Jim VanKruiningen, Cristina Cutrone, Joseph Mele, Larry Metzger, Joan Fragala, Todd Malkin, ABSENT: Kenesha Brathwaite,

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

13-29 River Road, Block 5610, Lot 33-38

Jeffrey Kantowitz, Esq., appeared on behalf of the applicant. He explained that when this was approved, the Board determined that this site required 55 spaces. With a 25% discount pursuant to the ordinance, this Board found that the applicant was required to provide 41 spaces and the applicant is providing 43 spaces. This is an application to occupy one of the four commercial spaces. He explained that 34 spaces are for residential use and this use will account for six spaces. There was some discussion at the Board that the use required seven spaces. There will be ten seats. The square footage of the shoemaker was discussed. Mr. Kantowitz stated he could supply that information but it would not require enough spaces to take them over the 55 spaces. He added that the applicant has experience. The only thing they cook is bread in an electric oven. It is a clean operation. AnnMarie Hadodo stated that she owned and operated the Subway on Broadway for seven years. They will put a bar on the dumpster to prevent garbage blowing around. Lunchtime is their largest volume and it is a quick turnover.

Dennis Somalis of River Road Hot Bagels stated he wanted seating for his bagelry and was not allowed. He also complained about people parking in his lot for extended periods of time. Chairman Kortright commented that regulations have changed since his application.

Chairman Kortright recessed the meeting for 5 minutes at 7:35 P.M. The meeting continued in the Council Chambers. Don Smartt Director of RRIC, stated he has watched the history of River Road unfold in the last two decades. He stated that it was important having their employees go out and sweep and clean litter before their busiest time of the day. It is the responsibility of the business owner to keep the front of their location clean. Mr. Kantowitz commented that it is completely consistent with the way the business operates.

Pamela Coles, of George Street, stated that she lives directly behind the building. There is a dumpster in the backyard by the bank. She noted that the parking lot is full and a landscaping truck parks there. There is a lot of litter. She expressed concern for the residential element of the neighborhood. Jeffrey Kantowitz stated that the owner will make a morning sweep around the premises. The owner also stated she would put a lock on the dumpster.

Mr. Kantowitz stated that he understands the issues raised by the speakers. Part of these are enforcement issues and are also involve changes in regulations. It is outside the purview of the applicant. Mr. Kantowitz further explained that they will show the parking that they are using and show that they are consuming fewer than 55. They will keep track of how many spaces they have left.

There was some discussion regarding the location of the dumpster. Mr. Kantowitz explained that the landlord indicated that there is room in the current dumpster enclosure. Mr. Kantowitz also indicated that his client was not willing to reduce the seating to less than 10 seats.

It was the consensus of the Board to approve the application administratively subject to the applicant providing the parking allocation; the applicant agreeing to place a lock on a dumpster; the applicant keeping the premises clean; and that all employees do not park on the site.

Adjournment

Upon motion by Todd Malkin and a second by Deputy Mayor Edward Trawinski, the meeting was unanimously adjourned at 8:15 p.m.

Respectfully,

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