

## **REORGANIZATION MEETING OF JANUARY 13, 2014**

The reorganization meeting of the Fair Lawn Planning Board on Monday, January 13, 2014 was called to order at 7:00 p.m. by Cathy Hochkeppel 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: Mayor John Cosgrove, Brent Pohlman, Deputy Mayor Lefkowitz, Peter Kortright, III, Larry Metzger, Daniel Furphy, Joan Fragala, Joseph Mele, Amy Hummerstone, Benjamin Bontekoe, James Hughes

Also present: Attorney Thomas Randall, Engineer Jeffrey Morris, Cathy Hochkeppel

### **Swearing in of New/Reappointed Members**

Mayor John Cosgrove swore in new Board members Benjamin Bontekoe and James Hughes. Mayor John Cosgrove also swore in Deputy Mayor Amy Lefkowitz, Amy Hummerstone, Larry Metzger, Oliver Wilhelm and Daniel Furphy.

### **Election of Chairman**

Cathy Hochkeppel opened the time for nominations for Chairman. Mayor Cosgrove nominated Brent Pohlman. Joan Fragala seconded the motion. There were no other nominations and the time for nominations was closed. Chairman Brent Pohlman was elected unanimously. AYES: Mayor John Cosgrove, Joan Fragala, Brent Pohlman, Peter Kortright III, Larry Metzger, Deputy Mayor Amy Lefkowitz, Amy Hummerstone, Joseph Mele, Benjamin Bontekoe

Chairman Pohlman assumed the chair.

### **Election of Vice-Chairman**

Brent Pohlman opened the time for nominations for Vice-Chairman. Mayor John Cosgrove nominated Joseph Mele for Vice-Chairman and Larry Metzger seconded the motion. There were no other nominations and the time for nominations was closed. AYES: Mayor

John Cosgrove, Joan Fragala, Brent Pohlman, Peter Kortright III, Larry Metzger, Deputy Mayor Amy Lefkowitz, Amy Hummerstone, Joseph Mele, Benjamin Bontekoe

### **Swearing in of Chairman and Vice-Chairman**

Mayor John Cosgrove swore in Brent Pohlman as Chairman and Joseph Mele as Vice-Chairperson.

Mayor Cosgrove was excused from the meeting.

### **Selection of Secretary**

Upon motion by Joseph Mele and a second by Deputy Mayor Lefkowitz, Cathryn Hochkeppel was unanimously selected as Secretary. AYES: Daniel Furphy, Joan Fragala, Brent Pohlman, Peter Kortright, III, Larry Metzger, Amy Hummerstone, Deputy Mayor Amy Lefkowitz, Joseph Mele and Benjamin Bontekoe.

### **Appointment of Attorney, Pursuant to N.J.S.A. 19:44 A-20.8**

Upon motion by Peter Kortright and a second Amy Hummerstone, Thomas Randall was unanimously appointed Board Attorney. AYES: Chairman Brent Pohlman, Daniel Furphy, Benjamin Bontekoe, Joan Fragala, Peter Kortright III, Larry Metzger, Amy Lefkowitz, Amy Hummerstone and Joseph Mele

### **Appointment of Engineer, Pursuant to N.J.S.A. 19:44 A-20.8**

Upon motion by Joan Fragala and a second by Deputy Mayor Lefkowitz, Boswell Engineering was unanimously appointed Board Engineer. AYES: AYES: Chairman Brent Pohlman, Daniel Furphy, Benjamin Bontekoe, Joan Fragala, Peter Kortright III, Larry Metzger, Amy Lefkowitz, Amy Hummerstone and Joseph Mele

### **Appointment of Planner, Pursuant to N.J.S.A. 19:44 A-20.8**

Peter Kortright, III, moved that Cheryl Bergailo be appointed Planner and Amy Hummerstone seconded the motion that was unanimously adopted. AYES: AYES: Chairman Brent Pohlman, Daniel Furphy, Benjamin Bontekoe, Joan Fragala, Peter Kortright III, Larry Metzger, Amy Lefkowitz, Amy Hummerstone and Joseph Mele

## **Appointment of Court Reporter, Pursuant to N.J.S.A. 19:44 A-20.8**

Upon motion by Joan Fragala and a second by Deputy Mayor Lefkowitz, Laura Carucci, CSR, was unanimously appointed as Court Reporter. AYES: AYES: Chairman Brent Pohlman, Daniel Furphy, Benjamin Bontekoe, Joan Fragala, Peter Kortright III, Larry Metzger, Amy Lefkowitz, Amy Hummerstone, and Joseph Mele

### **Master Plan Sub-Committee**

Chairman Brent Pohlman reappointed Joseph Mele as the Sub-Committee Chairman. Oliver Wilhelm and Amy Hummerstone were also reappointed.

### **11-26 Saddle River Road**

Chairman Pohlman noted that this application had come before the Board last year. The Board had certain questions that they needed answered. Board Engineer Morris stated that the first time it was given to the Board there were questions about the placement. The adjacent building was close and it will take out that alleyway and there was an existing dumpster that would need to be relocated. The Board had requested that the ramp be pushed to the back to open up that alleyway. Asher Toprosky representing the owner 11-26 Saddle River Road stated that they need handicapped access. There is no common area so it has to be an external access.

Raymond Harwick, Architect explained that they were trying to get access to the second floor. There are offices downstairs. He stated that this was the only place they could place the ramp without interfering with the natural light downstairs. Along Saddle River Road, they need 50 feet of ramp, and there is 60 feet of lot width, and they would be taking up the entire front area. He explained why this seemed to be the place for placement. The dumpster will go into the parking lot. It is tight to get around the building now. He passed pictures of the side yard. There are many windows that they would be affecting if they placed it elsewhere.

Paul Fox from Canger Engineering explained that the dumpster was being placed in a parking space in the southeast corner where it will take up one parking space. Peter Kortright asked about the light in the corridor and it was explained that the shadows would come onto their building. Mr. Kortright stated that he was concerned about the elimination of the corridor. Mr. Harwick stated that the adjacent property does not access that alleyway. Daniel Furphy asked if they had considered a lift that would take up a lot less footprint and would allow the equipment also to have access. There was some confusion

whether the site plan was submitted to the Board members. The Board members reviewed the site plan. Peter Kortright suggested that they consider a lift which would solve the concerns expressed by the Board. Chairman Pohlman stated that he needed more information and requested that it be resubmitted if it was to be further considered. Chairman Pohlman stated that if the parking plan changes, a formal application will be needed.

## **Master Plan**

Joseph Mele explained that the subcommittee was fairly far along but they plan to have one more meeting and then be in a position to present it to the full Board.

Jeffrey Morris reviewed the utility plan. In 1987 there was a master plan for the water utility. Most of the recommendations have been implemented. The DEP is working with the Borough to try a new procedure to clean up areas. Fair Lawn is in fairly good shape because they had many high industrial uses that have left. Usage is lower than it was in the past. The last master plan had many requested improvements for the storm drain. They have been implemented except for Arcadia which requires other towns and the county to address the issue downstream.

Joseph Mele asked if there is anything that can be done for the storm water surge to Memorial School. Engineer Morris explained that the only exemptions granted by DEP for diking are for utility substations but they could look into getting an exemption as a school is also important.

## **Adjournment**

Upon motion by Joan Fragala and a second by Oliver Wilhelm, the meeting was unanimously adjourned at 7:45 p.m.

Respectfully submitted,

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