

WORK SESSION OF FEBRUARY 10, 2014

The meeting of the Fair Lawn Planning Board on Monday, February 10, 2014, was called to order at 7:05 P.M. by Chairman Brent Pohlman 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 Brent Pohlman, Peter Kortright, III, Deputy Mayor Amy Lefkowitz, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Daniel Furphy, Amy Hummerstone, Benjamin Bontekoe, Oliver Wilhelm and James Hughes

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

Master Plan Hearing Dates

Chairman Pohlman stated the master plan subcommittee has produced a draft document which is being distributed to the Board tonight. Please review at length. The first master plan hearing is scheduled for March 10, 2014. Chairman Pohlman stated that the Board will stick with the regular meeting dates and if applications are received, the Board will schedule special meetings. Ms. Hochkeppel pointed out that the regular meeting is April 7th not the 14th because the 14th is the first day of Passover. The second master plan hearing will be scheduled for April 7th. The third meeting date, if needed, will be the regularly scheduled May meeting on May 12th. The Board Secretary will advertise the first two hearing dates and then the third, if necessary.

21-08 Morlot Avenue; Six Happiness; conceptual

Frank Hall, Architect, explained that there is an existing strip center and existing Chinese take-out restaurant called Six Happiness. A few years ago, they expanded into the vacant tenants place and created a sushi bar. There is empty floor space and they would like sit-down dining in the space. There are two restrooms so there can be created a public restroom. They are seeking permission to provide additional seating. Ms. Hochkeppel stated that, although she has administrative authority to approve certain restaurant applications, she didn't believe this application qualified. Mr. Hall explained that he calculated the parking needs and 43.9 spaces are required where there are currently 38 spaces. There is non-simultaneous use in this strip including a bank, offices, and two food service establishments. Peter Kortright stated that he lives closeby and the lot is never full or even mostly full. Oliver Wilhelm concurred. Chairman Pohlman asked the Board Attorney if this Board could take action since a variance is required. Board Attorney Randall stated that formal action will be required. Board Engineer Morris stated that formal action

might open other matters including county review. Chairman Pohlman stated that this Board is not trying to put additional burdens on the applicant, but the approvals need to be in place properly. Peter Kortright stated that he believes that this application will qualify for an exemption from the County.

Adjournment

Upon motion by Peter Kortright and a second by Amy Hummerstone, the meeting was unanimously adjourned at 7:30 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Sec'y of the Board