

**REGULAR MEETING OF APRIL 7, 2014  
MASTER PLAN HEARING**

The meeting of the Fair Lawn Planning Board on Monday, April 7, 2014, was called to order at 7:30 P.M. by Chairman Brent Pohlman in the Council Chambers 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, Deputy Mayor Amy Lefkowitz, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Daniel Furphy, Amy Hummerstone, Benjamin Bontekoe, Oliver Wilhelm, Peter Kortright, III, James Hughes,

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

**Approval of escrow bills**

Upon motion by Joan Fragala and a second by Amy Hummerstone, the escrow bills were unanimously approved. AYES: Chairman Brent Pohlman, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Amy Hummerstone, Deputy Mayor Amy Lefkowitz, Benjamin Bontekoe, Daniel Furphy

**Approval of Minutes**

Upon motion by Larry Metzger and a second by Joan Fragala, the minutes of the work session of March 10, 2014 were unanimously approved. AYES: Chairman Brent Pohlman, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Amy Hummerstone, Deputy Mayor Amy Lefkowitz, Benjamin Bontekoe, Daniel Furphy Abstain: Peter Kortright

Upon motion by Joseph Mele and a second by Joan Fragala, the minutes of the regular meeting of March 10, 2014, as amended, were unanimously approved. AYES: Chairman Brent Pohlman, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Amy Hummerstone, Deputy Mayor Amy Lefkowitz, Benjamin Bontekoe, Daniel Furphy Abstain: Peter Kortright

**General Public Comment**

Chairman Brent Pohlman opened the time for public comments and no public wished to be heard.

## **Master Plan Hearing**

Board Engineer Jeffrey Morris explained that the Borough is required to reexamine their master plan every ten years. This is the purpose of the hearing. Engineer Morris explained that this is a planning document with broad recommendations and is not an ordinance. It is the Borough Council that may or may not put into effect the recommendations through ordinances. It is the Council that will implement and come up with specifics. This may require that additional studies be obtained to identify those specifics. He used as an example that there is a recommendation for complete streets requiring the streets accommodate bicycles and pedestrians. It would be the Council who would decide how that would be implemented.

Peter Kortright added that something he would like to see implemented has to do with missing sidewalks. He stated that there are missing sidewalks on Maple Avenue, and noted there is no provision that the sidewalks be completed. Vice Chairman Mele agreed and stated it could be taken even farther, requiring certain sidewalk widths depending on traffic and the area.

Chairman Pohlman opened the matter to the public for questions.

Bernice Katz, 2-22 Saddle River Road, reminded the Board that they worked for all the residents of the town even though they are appointed and not elected. She asked if the missing sidewalk near Oceano's going toward Route Four was being addressed. Engineer Morris explained that this is a general document with planning goals and is not specific. Chairman Pohlman explained that the master plan is a planning document and not a specific design document. Ms. Katz disagreed since there are specific recommendations.

Sylvia Zasloff, 9 Maltese Drive, asked how this document would affect the noise ordinance and the buffer zone ordinance. Chairman Pohlman told her that those ordinances would not be affected.

As there were no other questions, Chairman Pohlman opened the time for public comments.

## **Public Comments**

James Sheehan, 5-11 Canger Place asked if the sanitary sewers were recommended for improvements. He lives along the Passaic River and the sewers back up in heavy rains all the way to First Street and Morlot Avenue. He would like to see a recommendation to improve this area if possible. He mentioned the possibility of creating swales or some other remedy to the flooding issues. He stated that Fair Lawn is a nice place to live but where he lives is the epicenter of the flood problems when it rains. Jeff Morris stated it was a good suggestion and he would discuss it with Borough Engineer Kenneth Garrison.

Larry Koplik, 6 Reading Terrace, stated he supports preserving historic landmarks but disagreed with the proposal to raise the height of the building at the Radburn intersection. He feels that the Plaza Building is such an iconic symbol that nothing should distract from that clock tower and

compete with it. He commented that he agreed with adding trees and streetscape but not raising the height of the building.

Bernice Katz, 2-22 Saddle River Road stated that she would like the paragraph on page 45 relative to Ocean's changed to remove the words "through ordinance modifications" and the word "functionality" removed. She doesn't want changes to the ordinance nor does she want the function to change. Chairman Pohlman replied that her comments will be taken into consideration.

Sylvia Zasloff, 9 Maltese Drive, stated that the buffering requirements from uses such as gymnasiums are not adequate. She said the noise from St. Leon's is very loud and two rows of trees are not adequate. She can feel the vibration from the base in her house when St. Leon's is having a function. Ms. Zasloff stated that they are accommodating when she asks them to turn down the base but she doesn't always feel like getting out of bed at midnight to make the request. In addition, lights shine in her bedroom even though the lights are shielded. She thought the Board should address buffering requirements for catering halls near residential areas.

George Konstantinidis of Fair Lawn suggested a pedestrian bridge on the eastern part of Broadway. He also noted that the highway signs are way out of proportion to the area.

Dennis Cummins, 24-07 Broadway, disagreed with allowing 35 foot height buildings on Broadway which would allow for three story buildings. He does not want to see Broadway become like River Road. It is a thoroughfare between communities and Fair Lawn owes it to its neighbors to keep Broadway congestion free. He strongly believes the south side of Broadway should be left alone.

Scott Kappler, 193 Kinderkamack Road, Westwood, representing the Gorga family, suggested that Block 1202, Lot 2, be considered for purchase by the Borough for open space. It is about ¼ acres and back on the park. Chairman Pohlman stated that this matter will be referred to the Open Space committee.

### **Adjournment**

Upon motion by Larry Metzger and a second by Oliver Wilhelm, the meeting was unanimously adjourned at 8:45 p.m.

Respectfully submitted,

Cathryn Hochkeppel  
Sec'y of the Board

