

WORK SESSION OF JULY 13, 2015

The work session of the Fair Lawn Planning Board on Monday, July 13, 2015 was called to order at 7:00 p.m. by Chairman Brent Pohlman in the Council Chambers 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: Peter Kortright, III, Joan Fragala, Benjamin Bontekoe, Amy Hummerstone, Vice Chairman Joseph Mele, Deputy Mayor Lefkowitz, Chairman Brent Pohlman, Oliver Wilhelm
Absent: James Hughes, Larry Metzger, Daniel Furphy

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

Proposed rezoning – Vanderbeck property

The Council referred this matter to the Planning Board for their recommendation. Mr. Milanese explained that they went before the Zoning Board for a use variance for a high end health care facility but were turned down. They do not intend on applying for another use variance. It is their hope that the R-1-1 Zone be changed to an R-5-1 so that they would be able to build townhouses on the property. He believes this is a reasonable project, and will enable them to save the Vanderbeck House. They will restore the left portion of the house which is the oldest. The right side would be a newer unit although a little smaller than they normally build. The proposal would be for senior housing – 55 and older. Peter Kortright commented that he likes the idea of restoring and repurposing the Vanderbeck house. Mr. Milanese indicated that the neighbors had stated that they would be in favor of this type of development rather than the health facility. If the property is rezoned, there will be an opportunity to save the Vanderbeck House. The applicant will not appear before the Zoning Board again. Some Board members questioned why the developer would not go before the Zoning Board. Ms. Hochkeppel explained that obtaining a “D” variance is very difficult and requires a super majority vote. If the property were rezoned, they would apply for site plan approval before the Planning Board and although the applicant would still have burden of proof, it is not the same burden. Oliver Wilhelm thought the idea had merit. It was noted that the plan itself is not being approved by the Board’s recommendation and if the

Council rezones the property, the Board would have the opportunity to scrutinize the plan in detail.

Upon motion by Peter Kortright and a second by Joseph Mele, it was unanimously agreed to recommend to the Board that the property be rezoned from R-1-1 to R-5-1. AYES: Peter Kortright, III, Joan Fragala, Benjamin Bontekoe, Amy Hummerstone, Vice Chairman Joseph Mele, Deputy Mayor Lefkowitz, Chairman Brent Pohlman, Oliver Wilhelm

Upon motion by Joan Fragala and a second by Oliver Wilhelm, the meeting was adjourned at 7:20 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Secretary of the Planning Board