

WORK SESSION OF NOVEMBER 9, 2015

The meeting of the Fair Lawn Planning Board on Monday, November 9, 2015, was called to order at 7:00 p.m. by Vice Chairman Joseph Mele 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: Deputy Mayor Amy Lefkowitz, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Daniel Furphy, Amy Hummerstone, Benjamin Bontekoe, Peter Kortright, III, James Hughes, Oliver Wilhelm
Absent: Chairman Pohlman

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

Conceptual – 18-01 River Road; Industrial Zone

Ms. Hochkeppel explained that Fair Lawn's code at section 125-65 (2)(c) requires site plan approval in an industrial zone even if the parking requirements are less. Steve Weidner stated that the building is currently 38,075 square feet. The new owner is allotted 60 spaces and only needs 20 spaces. The footprint of the building is not being changed. Currently it is Jimmy's Cookies and the new use will be warehousing of housewares, ceramic items, pots and pans, etc. Max Ehrenreich of Pro Source Shopping stated that there are six employees. It is an internet operation. They send the wares to Amazon, and Amazon ships the items to the customer. Oliver Wilhelm moved that the application be sent back to the Building Department for the issuance of permits and a full site plan not be required. Peter Kortright seconded the motion which was unanimously approved. AYES: Deputy Mayor Amy Lefkowitz, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Daniel Furphy, Amy Hummerstone, Benjamin Bontekoe, Peter Kortright, III, James Hughes, Oliver Wilhelm. Ms. Hochkeppel suggested that the Board might consider amending the Code so that applicants would not need to appear before the Board if the parking requirement was less and the site was not being changed. It was the unanimous consensus of the Board to send this recommendation to the Council.

Approval of minutes

Upon motion by Joan Fragala and a second by Deputy Mayor Lefkowitz, the meeting minutes of October 19, 2015 were unanimously approved. AYES: Deputy Mayor Amy Lefkowitz, Vice-Chairman Joseph Mele, Larry Metzger, Joan Fragala, Daniel Furphy, Amy Hummerstone, Benjamin Bontekoe, Peter Kortright, III
Abstain: Oliver Wilhelm

Escrow bills

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

Memorializing resolution – Darchei Noam-10-04 Alexander Avenue; Block 4526, Lots 31 and 32

Upon motion by Larry Metzger and a second by Joan Fragala, the memorializing resolution was unanimously adopted. AYES: Joan Fragala, Deputy Mayor Lefkowitz, Benjamin Bontekoe, Larry Metzger

Adjournment

Upon motion by Joan Fragala and a second by Oliver Wilhelm, the meeting was adjourned at 7:40 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Sec'y of the Board