

REGULAR MEETING OF APRIL 4, 2016

The regular meeting of the Fair Lawn Planning Board on Monday, April 4, 2016 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 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, Chairman Brent Pohlman, Larry Metzger, Oliver Wilhelm, Amy Hummerstone, Deputy Mayor Lefkowitz, Vice Chairman Joseph Mele
Absent: James Hughes, Daniel Furphy

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

Approval of minutes

Upon motion by Joseph Mele and a second by Benjamin Bontekoe, the work session minutes of the February 8, 2016 meeting were unanimously approved. AYES: Peter Kortright, III, Benjamin Bontekoe, Joan Fragala, Larry Metzger, Chairman Pohlman, Amy Hummerstone, Oliver Wilhelm, Joseph Mele, Deputy Mayor Lefkowitz

Public Comment

Chairman Pohlman opened the matter to the public but no public wished to be heard.

Master Plan Reexamination

Peter Van den Kooy of Matrix New World Engineering briefly explained the reexamination process. He stated that this report makes two amendments to the master plan. They involve the Kem site and the Vanderbeck property. It is being recommended that the Vanderbeck property (Block 1702, Lots 5 and 6) be rezoned to R-5-1 to permit age-restricted townhouses for persons aged 55 and older in order that the historic dwelling can be preserved. There is a proposed ordinance relative to this recommendation. Mr. Van den Kooy stated that he does not see any significant

detriment. The environmental uses have been well vetted. The goal is to preserve the single family dwelling environment and the historic dwelling while also providing for residential and public land uses. The reexamination also recommends that in order to continue with the implementation of the Borough's affordable housing program, the Borough adopted the KEM Site/Fair Lawn Senior Housing Redevelopment Plan. It is recommended that the development in this Redevelopment Area be increased from a total of 64 affordable units to a total of 85 affordable housing units. The increased number will contribute toward satisfying additional affordable housing obligations that may be assigned in the future.

Chairman Pohlman opened the matter to the public for questions.

Felice Koplik, 6 Reading Terrace, asked where in the ordinance is the requirement that that the applicant restore the historic residence. Mr. Van den Kooy stated that the draft ordinance refers to page three of the master plan which is to preserve historic places.

Mark Collier, 39-08 Van Duren Avenue stated that the master plans states whenever possible historic sites should be preserved. He stated this house should be saved. He added that he had asked Council to rezone this parcel to a historic district. He also stated that he doesn't believe the townhouses can be age restricted since there are multiple floors. Seniors require one floor.

Mr. Van den Kooy stated that there are many multiple floor single family homes that are age restricted.

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

Upon motion by Peter Kortright and a second by Larry Metzger, the attached resolution was unanimously adopted. AYES: Peter Kortright, III, Joan Fragala, Benjamin Bontekoe, Chairman Brent Pohlman, Larry Metzger, Oliver Wilhelm, Amy Hummerstone, Deputy Mayor Lefkowitz, Vice Chairman Joseph Mele

Lepore Brands d/b/a Luca's Deli; 6-03 Saddle River Road; Block 1516, Lot 1

Andrew Karas appeared on behalf of the applicant. He explained that the applicant is applying for site plan approval. They are expanding the existing deli into the adjacent space. The applicant will be adding 24 seats. All of the conditions on the site will remain the same. There are no external renovations. A parking variance is required. There are 75 spaces and 83 are required.

Tom Lepore, 248 Martha Avenue, Elmwood Park, New Jersey was sworn in. He explained that he created Luca's Deli and is the sole owner. He is looking to increase his catering business. They will be taking down a wall in front and a wall dividing the space. The hours will remain the same. The number of employees will increase.

There were no questions of the witness.

Frank Hall, 27 Chestnut Street in Ridgewood was sworn in and qualified as an expert architect. The site plan dated March 2, 2016 was marked as Exhibit A-1. He explained the site plan in detail. The applicant is moving into the space to the south that was previously a dance studio. They will utilize the existing service entry in the rear rather than stacking up in front. There are no proposed changes to the parking lot. The dumpster in the rear will be moved to the dumpster enclosure. The floor plan prepared by Frank Hall was marked as Exhibit A-2. He explained the interior renovations. They will have a rear entrance which will encourage people to park in the rear parking lot. The back lot is underutilized. The signage in the back has been changed to make it a true canopy sign rather than an awning so a variance is not required. The signage detail dated April 4, 2016 was marked as Exhibit A-3. Mr. Hall stated that the signage was code compliant.

Jeffrey Morris stated that if there will be 24 seats and an increase in employees, he would suggest that the parking variance reflect a requirement of 86 spaces where 75 are provided.

Larry Metzger suggested that the front window reflect that there is additional parking in the rear. Peter Kortright suggested that a directional arrow be painted on the alleyway leading to the rear and a do not enter sign placed on the building. Joseph Mele stated that the site could use some improvements. Andrew Karas replied that the applicant is not doing any exterior changes to the site except the rear entrance.

Amy Hummerstone asked if they anticipate parking problems. Andy Karas replied that any business going into that space will increase the traffic but since the back lot has never been filled, it should not be an issue. In addition, they will be encouraging all their customers to park in the rear. Ms. Hummerstone asked about a handicapped spot and Mr. Hall stated that he looked at trying to fit another one but there was not enough room. There is currently a marked space near Mezzanote.

Ms. Fragala asked if the existing enclosure was big enough to accommodate Luca's dumpster and Mr. Hall said there was room for a bigger dumpster and they can also arrange for additional pick up if necessary.

Chairman Pohlman opened the matter to the public.

Mark Collier asked about the traffic around the building. It was noted that there is no change to the traffic flow but it will be made safer with directional arrows and signage.

There were no other questions or comments.

Larry Metzger moved that the application be approved granting the parking variance (86 spaces required, 75 provided), the awning being changed to a canopy as depicted, signage on the building and directional arrow, and parking in rear sign on the applicant's window. Joan Fragala seconded the motion which was unanimously approved. AYES: Peter Kortright, III, Benjamin Bontekoe, Joan Fragala, Larry Metzger, Chairman Pohlman, Amy Hummerstone, Oliver Wilhelm, Joseph Mele, Deputy Mayor Lefkowitz

Adjournment

Upon motion by Joan Fragala and a second by Joseph Mele, the meeting was unanimously adjourned at 9:00 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Secretary of the Planning Board