

WORK SESSION OF MAY 9, 2016

The work session of the Fair Lawn Planning Board on Monday, May 9, 2016 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 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: Joan Fragala, Larry Metzger, Oliver Wilhelm, Amy Hummerstone, Deputy Mayor Lefkowitz, Vice Chairman Joseph Mele, James Hughes, Daniel Furphy Absent: Benjamin Bontekoe, Chairman Brent Pohlman, Peter Kortright

Also present: Board Attorney Thomas Randall, Engineer Elliott Sachs, Board Secretary Cathy Hochkeppel

21-10 Saddle River Road

Chris Alepa, owner of the building, stated that the building was neglected and they are bringing it back to life. It was previously a bank. The drive thru has been removed but the building has not been modified. They wish to redo the parking lot to add some spaces. The architect laid out a new parking plan. Mr. Wilhelm stated he would like to see the current lay-out. The paved area is remaining the same although they plan on restriping. Engineer Sachs pointed out that the new parking spaces 22-27 are substandard as they are eight feet wide and nine feet is required. Spaces 32 and 33 are tandem spaces. Space number 14 is in the right-of-way. The egress and exits need to be labeled. Mr. Alepa stated that the tandem spaces are for staff only and will be marked accordingly. The Board requested that the applicant come back next month with a new plan making the new spaces compliant. They also thought space number 14 should be eliminated. It was also suggested that a no left turn sign be placed in the island. The Board also asked for an existing conditions plan and directional arrows for the ingress and egress.

Master Plan – Special Improvement Districts

Don Smartt, director of the SIDs stated that he was there with Mark Gordon and Rich Noorigian. He thanked the subcommittee for their time. He thought they were closer to a consensus on the recommended changes. It is important to sustain these properties economically. A document was

presented to the Board. He explained that Broadway is different from other districts as it is a destination district. They believe the zoning should allow for three story buildings along Broadway and permit heights of 35 feet. They have also asked for a maximum of 10 feet setback and minimum of eight feet to facilitate a pedestrian friendly walkway. Vice Chairman Mele pointed out that the document presented to the Board needs to be perfected. Mr. Smartt explained that in general, both districts feel that there should not be density caps. Another topic is how a basement is defined so that it is not included in the parking calculations. Mr. Smartt also stated that another point is that the properties in both districts are not rendered economically obsolete by zoning restrictions. On Broadway, particularly on the north side, there has been some discussion requiring storm water management provisions. Mr. Smartt said that this will render the properties not economically viable. Mr. Smartt stated that the last point is the buffers required. He commented that a five foot buffer works and is adequate. Vice Chairman Mele thanked Mr. Smartt for his presentation.

Mr. Hughes stated that there is so much traffic on Broadway today. He objected to three stories on Broadway. Ms. Hummerstone stated that the subcommittee would like to make a presentation to the Board at the appropriate time. Eventually, the Board will make recommendations to the Council. Mr. Smartt stated that they would like to join the Board in making recommendations to the Council.

Statutory review of Ordinance No. 2383-2016

Amy Hummerstone pointed out the front yard setback was decreased. Ms. Hummerstone thought it should remain the same, and the applicant would apply for a variance as she was concerned about the broad application. Ms. Hochkeppel stated that the front yard setback was changed only for age-restricted developments. Oliver Wilhelm moved that the Board recommend to the Council that they adopt the ordinance as it is in accordance with the master plan. Joseph Mele seconded the motion. Amy Hummerstone commented that she did not think the front yard setback should have been decreased. AYES: Joan Fragala, Larry Metzger, Oliver Wilhelm, Deputy Mayor Lefkowitz, Vice Chairman Joseph Mele, James Hughes, Daniel Furphy NAY: Amy Hummerstone

Approval of minutes

Upon motion by Joanne Fragala and a second by Larry Metzger, the regular meeting minutes of the April 14, 2016 meeting were unanimously approved. AYES: Joan Fragala, Larry Metzger,

James Hughes, Amy Hummerstone, Oliver Wilhelm, Joseph Mele, Deputy Mayor Lefkowitz
ABSTAIN: Daniel Furphy

Memorializing resolution – 6-03 Saddle River Road

Board Attorney Tom Randall explained the resolution. Upon motion by Joan Fragala and a second by Amy Hummerstone, the memorializing resolution was unanimously adopted. AYES: Amy Hummerstone, Larry Metzger, Deputy Mayor Lefkowitz, Oliver Wilhelm, Vice Chairman Mele

Adjournment

Upon motion by Oliver Wilhelm and a second by Joan Fragala, the meeting was unanimously adjourned at 8:15 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Secretary of the Planning Board