

## **WORK SESSION OF FEBRUARY 26, 2007**

The work session of the Fair Lawn Planning Board of Monday, February 26, 2007, was called to order at 7:00 p.m. by Chairman Barry Winston in the Council Chambers of the Municipal Building.

Notice of the Open Public Meeting Law was read stating that the newspapers were notified and notice posted on the first floor bulletin board of the Municipal Building.

### **ROLL CALL:**

Present: Deputy Mayor Marty Etler, Chairman Barry Winston, Todd Malkin, Larry Metzger, Peter Kortright III, Honey Morgenstern, Harvey Rubinstein Absent: Michael Cohen, Alan Neggia, Joseph D'Arco

Also present: Board Engineer John Rottenbacher, Board Attorney Douglas Bern and Board Secretary Cathryn Hochkeppel.

### **Floor Area Ratio (FAR) Ordinance**

Todd Malkin explained that there were a few questions that arose at Council after the Board had made its recommendations. Todd Malkin presented his report to the Board. Council suggested that the Board consider limiting attic access to a pull down staircase. Todd Malkin reasoned that if the attic is converted to livable space, it becomes part of the FAR calculation. Designing the interior of the house is not in the Board's purview. Phil Cassidy explained some of the reasons for the subcommittee's recommendation.

There was some discussion about high ceilings and entry atriums. The recommendation of the subcommittee is any interior space having a ceiling in excess of twelve (12) feet shall be counted twice. The following shall be excluded – unenclosed porches or porticos, decks and patios and basements whose street facing wall is less than three (3) feet above grade. Honey Morgenstern mentioned that the basement is considered living space for assessment purposes if it is finished. Todd Malkin stated that the FAR issue is different than appraisal issues. Todd Malkin stated that garages and accessory buildings should not be part of the FAR calculations unless they are made to be livable areas.

It was the unanimous consensus to follow the subcommittee's recommendations. Chairman Barry Winston thanked the subcommittee for their hard work. Cathy Hochkeppel was asked to send a memo summarizing the recommendations.

Chairman Barry Winston thanked Al Palmieri for his service to the Borough.

Upon motion by Todd Malkin and a second by Larry Metzger, the meeting was unanimously adjourned at 7:30 p.m.

Respectfully Submitted,

Cathryn Hochkeppel  
Land Use Administrator/  
Secretary to the Planning Board

CLH:blcl