

WORK SESSION OF APRIL 16, 2007

The work session of the Fair Lawn Planning Board of Monday, April 16, 2007, was called to order at 7:00 p.m. by Chairman Barry Winston in Room 201 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:

Chairman Barry Winston, Deputy Mayor Marty Etler, Todd Malkin, Peter Kortright III, Joseph D'Arco, Phil Cassidy, Harvey Rubinstein, Larry Metzger, Michael Cohen, Honey Morgenstern Absent: Alan Neggia Also present: Board Engineer John Rottenbucher, Board Attorney Douglas Bern and Board Secretary Cathryn Hochkeppel

Floor Area Ratio (FAR) Ordinance

Construction Official Dennis Kolano's memo was discussed. The Board Engineer pointed out that there is a definite distinction between the existing grade and the proposed grade and it is clear. The memo is confusing. It was decided that Todd Malkin would speak with him to get clarification.

Bris Avraham

Ira Levine appeared on behalf of the applicant. He explained that he wanted to describe in advance what they wanted to do, as they are trying to reduce the fees and engineering costs. There are no changes to the building except that they will be expanding the use for a school. They will reserve 13 spaces, six spaces for drop-off, namely the immediately adjacent to the building and the seven spaces in the next aisle. Mr. Levine explained the drop off area. There will be no alterations to the building itself. They propose to have 15 children. The hours will be 8:00 a.m. to 6:00 p.m. The child care portion will not be used during any of the religious holidays or Saturdays and Sundays. There will be morning services sometimes when there are children present. Deputy Mayor Marty Etler commented that a formal application is required to notify all the neighbors. Chairman Barry Winston stated that if it is a daycare center there needs to be a

pick-up and drop off clearly defined. Harvey Rubinstein asked about the gate in the southwest corner and commented it was not locked when he was there. He also noted that the apron on the access from Fair Lawn Avenue is broken and needs repair. The sidewalk is also in band shape. There will be parents coming in at 6:00 p.m. or after dark and people need an appropriate entranceway. Harvey Rubinstein also asked about the playground that is open to the public. The Rabbi explained that the gate is always open during the week and people come in at will to the parking lot and use the playground. Harvey Rubinstein stated that the rear needs to be cleaned up. The dumpster should be enclosed or kept within the cinderblock. Larry Metzger asked about the exits and Mr. Levine explained the lay out. Todd Malkin suggested a stop sign at the exit and a site plan showing exactly how the reserve parking will work. Chairman Barry Winston added that the applicant should indicate the kind of supervision the children will receive when exiting and entering the premises. It was also suggested that a cautionary sign be added.

Upon motion by Todd Malkin and Harvey Rubinstein, the meeting was unanimously adjourned at 7:30 p.m.

Respectfully Submitted,

Cathryn Hochkeppel
Land Use Administrator/
Secretary to the Planning Board

CLH:blcl