

WORK SESSION OF AUGUST 13, 2007

The work session of August 13, 2007, was called to order by Chairman Barry Winston at 7:00 p.m. The notice of the Open Public Meetings Law was read.

Roll Call

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

Also present: Board Engineer John Rottenbucher, Board Attorney Douglas Bern, and Board Secretary Cathy Hochkeppel

Conceptual Application

0-82 Saddle River Road; Block 1205, Lots 50.01 & 50.02

Paul Joretsky identified himself and explained the proposal for four houses. Chairman Barry Winston indicated that he visited the site which is problematic. There is part of a highway exit and the line of site is poor. Paul Joretsky explained that they had applied for 11 townhouses to the Zoning Board. The neighbors were in an uproar so they withdrew the application. They have had the traffic analyzed. The site distance was acceptable and they were able to meet the traffic conditions.

Peter Kortright III, stated there are site distance issues and speeding issues in that area. The applicant indicated that due to the grade, the site distance issues will be improved. Board members were interested in what the County's response to the application would be since it is a county road. Board Engineer John Rottenbucher suggested the applicant check to see if there is a sewer available with adequate capacity. The applicant explained his proposal for four residences with a culdesac. There would be retaining walls at the rear. He intends on installing sidewalks. Board members suggested that he contact the County for their recommendations.

The Board members biggest concerns that would need to be addressed are the site line issues and the traffic. The applicant indicated he could put two houses on the property now and not address any of the site issues.

Upon motion by Todd Malkin and a second by Honey Morgenstern, the following closed session resolution was unanimously adopted at 7:25 p.m.

WHEREAS, the Open Public Meetings act of the State of New Jersey permits the public to be excluded from certain matters to be discussed by the Governing Body; and

WHEREAS, the Mayor and Council of the Borough of Fair Lawn desire to discuss pending litigation; and

WHEREAS, this matter is one which permits the exclusion of the public from such discussion; and

WHEREAS, minutes will be taken during this closed session and once the need for confidentiality no longer exists the minutes will be available to the public.

NOW, THEREFORE, BE IT RESOLVED, by the Planning Board of the Borough of Fair Lawn that the public be excluded since this matter as set forth above is one which permits the exclusion of the public from such discussion.

AYES: Harvey Rubinstein, Peter Kortright III, Deputy Mayor Marty Etler, Todd Malkin, Joseph D'Arco, Honey Morgenstern, Michael Cohen, Chairman Barry Winston, Phil Cassidy

Chairman Barry Winston reconvened the public portion of the meeting at 7:40 p.m. with all members present as previously indicated.

Ms. Hochkeppel indicated she had a request for a special meeting for the Gorodokin application since he will be out of the country in September. Chairman Barry Winston indicated that he was busy on all the suggested dates.

Upon motion by Todd Malkin and a second by Honey Morgenstern, the meeting was unanimously adjourned at 7:45 p.m

Respectfully Submitted,

Cathy Hochkeppel
Land Use Administrator/
Secretary of the Planning Board

CLH:blcl