

SPECIAL MEETING OF MARCH 3, 2008

The special meeting of March 3, 2008, was called to order by Chairman Peter Kortright III, at 7:30 p.m. The notice of the Open Public Meetings Law was read.

ROLL CALL

Present: Chairman Peter Kortright III, Vice-Chairman Todd Malkin, Barry Winston, Philip Cassidy, Alan Neggia, Larry Metzger, Honey Morgenstern, Joseph Baladi, Michael Cohen, Deputy Mayor Lisa Swain Absent: Joseph D'Arco

Also present: Board Attorney Douglas Bern and Board Secretary Cathy Hochkeppel

Chairman Peter Kortright III, explained that this was an informational meeting. He also explained the procedures to be followed for the evening.

Stuart Herman, President of the Fair Lawn Economic Development Corporation, thanked the Board for allowing them to come before them. He explained the history of the industrial park. He stated that industry and manufacturing jobs are leaving New Jersey. He added that they consulted with many different parties asking for input. Robert Landzettel, Chairman of the Committee explained the reasons why the study was needed including to encourage investment in the Route 208 corridor and to attract desirable land uses in suitable locations. The plan divides the business Park into six districts and redevelopment areas. The dominant uses in the Business Park will be commercial and high-end office. Janice Talley of H2M Associates explained that the plan itself is very large. An evaluate of each property was made on both sides of the highway in Fair Lawn and Glen Rock.

Ms. Talley indicated that they met with many of the property owners. They looked at various markets and did an in depth study. They also evaluated the circulation and traffic issues. She showed the Board the various areas and the uses assigned to them. They hope to create a vibrant business park that is pedestrian friendly. Ms. Talley explained why the different areas were designated for different uses. She also pointed out that various areas that have environmental issues. A new road is suggested to support uses within the Kodak site. There is a proposed sidewalk throughout the park.

There is a suggestion for a creation of a tax assessment district to begin to set aside funds for the area that can be used for general improvement and traffic issues.

Don Smartt added that the objectives are listed in the report. He also explained that many different types of uses were considered. He explained that design standards are also included and can be found on page 83. There are sidewalks proposed throughout the park. Ms. Tally added that this is simply a concept plan. The uses depend upon the market. Some of the development will be guided by the Planning Board and by the Council and some will be guided by the individual property owners. She also explained that there is a call for creation of a tax assessment district to begin to set aside funds for the area.

Vice-Chairman Todd Malkin thanked the Economic Development Committee for their presentation. He asked if there would be any changes to the bulk standards and was advised that they are the same as existing except for the interior lot and corner lot. Ms. Tally explained that this comprehensive plan can allow for state funding. A transportation enhancement district allows the municipality to set up a fund to which others can contribute to bundle transportation solutions. Honey Morgenstern commented that she hoped it would enable a much needed overpass. Larry Metzger asked what the business owners had to say at the various meetings and was told that most of the business owners did mention transportation. Several suggested a minibus/shuttle service. They did not receive any negative comments with regard to the plan. Philip Cassidy commented that Nabisco's site is in the plan and he does not see them leaving. Stu Herman stated that Nabisco has made it clear that they have no intention in leaving but it is owned by a multinational corporation and a different decision might be made. This plan is simply a vision. Dr. Cohen wondered how additional residences would affect Chandler and Pollitt Drives.

Barry Winston stated that given the current economic situation this plan may not be viable. Ms. Talley stated that the plan is proactive and the committee recognizes there are business cycles. There are property owners considering upgrading at this time. Barry Winston expressed his concern about the environmental issues and was told that the contamination is limited to specific sites. Ms. Talley stated that she did not have the specific environmental information regarding the contaminants.

Deputy Mayor Lisa Swain stated that it is important that the site meet residential standards. Her other concern is traffic. Joseph Baladi asked if they had contacted the State. Stu Herman replied that with Senator Gordon's and Congressman Rothman's assistance, they met with state officials.

Chairman Peter Kortright III, commented that it is important to get the proper funding mechanism in place prior to moving forward.

Honey Morgenstern asked whether the planner believed development of this corridor would affect the vacancies on River Road and other parts of the borough. Ms. Tally stated this would not be competition since this area will accommodate larger business which would not be accommodated in other parts of the Borough.

Chairman Peter Kortright III, recessed the meeting for 15 minutes at 9:00 p.m. The meeting reconvened at 9:15 p.m. with all members present as previously indicated.

Chairman Peter Kortright III, opened the matter for public comment.

Michael Hakim from Hakim Associates stated that he was speaking on behalf of the open space committee. A plan was adopted as part of the master plan. The Open Space Committee wants to ensure that open space and recreational facilities are integrated into the plan. He added that the Economic Development Committee is promoting intelligent thoughtful redevelopment but it is the committee's belief that open space and recreation facilities are crucial to the health of the community. It has been documented that there is a shortage of these types of facilities in Fair Lawn and development of this area will exasperate the situation. He encouraged the Economic Development Committee to include the committee in their discussions.

Maureen Morarity said she was surprised that the planner did not have specific environmental information as it is easy to obtain. She explained her contact at the Environmental Protection Agency and the information given her.

Stanly Hadin, 12 Beekman Place, stated that although he is in favor of developing this area but is most concerned about the traffic. He added that highway exhaust stunts lung growth so he is concerned about the residential aspect. He stated that anyone living within 1/3 mile will sustain permanent lung damage.

Larry Koplik, 6 Reading Terrace stated that this area was one of the first industrial parks in the nation. He said great caution needs to be taken in considering the uses. He does not think the uses proposed for the Kodak site are suitable. Mr. Koplik added that residences should not be placed on a super fund site. Outdoor activities would be compromised. He added that this is a planning issue and relates to the master plan.

Harvey Rubinstein added that the egress from the property is a problem. He also stated that the overpass cost over \$2,000,000.00 many, many years ago. The cost would have gone up substantially since that time, so it is not a realistic goal.

Michael Roney believes that the Planning Board and Council should avoid allowing mixed use areas. He stated that developers seize the C.O.A.H. argument to use as a means to force a higher density. He also stated that residences along highways create crime and the crime rate is higher in Fair Lawn Commons. He does not like the mixed-use proposal. He does think the hotel use is a good proposal but, traffic is an issue for all uses.

Arlene Harvey Rubinstein, 28 Rutgers Terrace, commented that a food store is a terrible idea that will generate a ton of traffic. She believes the hotel proposal has merit. She also thought this was an urbanization plan and would like to keep Fair Lawn as suburban as possible.

Joan Goldstein, 12 Bedford Place, said she was concerned about the traffic and environment. Although she realizes something needs to go on Route 208, she is not sure what the answer is as she is concerned about all the vacant office space in northern New Jersey.

Cheryl Kassim stated there are some common sense issues here. Where will the children generated by 150 residences go to school. There are currently vacant store fronts and offices in Fair Lawn. There is crime in that area and it would be isolated for people to live there.

Ray Halick, President of Colombia Bank congratulated the Economic Development Committee for their hard work. He stated that he had a problem with the retail use since there is no access lane to get in and out.

Wendy Dabney, 13-05 Ivy Lane, stated that the study does not address the traffic on River Road. The Maple Avenue intersection is a Class F intersection. Fair Lawn Commons would have real problems. She also stated that none of the open space issues seem to be addressed on the plan.

Harry Poster, 13-10 Second Street, asked if eminent domain was being used and was told no. He wondered how the study could be so specific since it is simply speculation.

Bob Gremillow stated he listened to the presentation. He worried about the retail space shown in the study. He gave examples of empty stores on highways and believed that this might be more of the same.

No other public wished to be heard, the time for public comment was closed.

Upon motion by Barry Winston and a second by Todd Malkin, the meeting was unanimously adjourned at 10:00 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Land Use Administrator/
Secretary to the Planning Board

CH:blcl