WORK SESSION OF APRIL 9, 2018

The work session of the Fair Lawn Planning Board on Monday, March 12, 2018 was called to order at 7:00 p.m. by Chairman Peter Kortright 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: Chairman Kortright, Vice Chairman Ari Ludzki, Brent Pohlman, Councilmember Gail Rottenstrich, Larry Metzger, Antonio Garcia, Joseph Mele, Amy Hummerstone, Absent: Joan Fragala, Edward Baldofsky, Jr., James Hughes

Also present: Board Attorney Gregg Paster and Board Secretary Cathryn Hochkeppel

RRIC and BIC Presentation:

Edward Trawinski appeared on behalf of the RRIC and BIC. He introduced Don Smartt, the administrator of the groups. He also noted that members Rich Noorigian, Arthur Levine and Will Cummings were present as well as Mark Gordon, consultant.

Mr. Trawinski stated that this process has been a decade long in the making. He stated that in the years he has been involved, the Planning Board did not politicize matters but worked with both the Democrats and Republicans. He thanked the Board for the progress they have made. He referred to the BIC/RRIC executive summary and noted that the three story buildings and the building setbacks had already been implemented. He stated that he believed there was some agreement on items C, D, E and F. He noted that the reduction of parking near the train station was not implemented on the Broadway parking schedule although it was the intent that it also apply to Broadway. The building height has been adjusted. There are outstanding issues not resolved, including signage, parking under the buildings, etc. We would suggest that the Board take another look at some of these recommendations.

Don Smartt stated that he would request that the Board accomplish this sooner than later. He noted that they presented draft ordinances. Broadway needs economic assistance.
Joseph Mele commented that the main obstacle in allowing parking in the residential zones on Broadway was the buffer requirements. The lots will be abutting residential homes and they need buffer protection. Don Smartt stated that if the Board has a recommendation for the buffering different from what was suggested, they would like to know what it is.

Mr. Trawinski suggested that the subcommittee take another look at some of these items and report back to the Board. Amy Hummerstone added that although they have implemented a lot of the suggestions, they do not always agree with the recommendations.

Chairman Kortright stated that the subcommittee will need at least two meetings. They will meet by themselves and then get back to the Board. He stated that he hoped to have recommendations to Council before the end of the year.

It was also noted that the Board recently made recommendations to Council relative to the industrial zones and additional uses to be permitted.

**Redevelopment proposal**

The Board members reviewed the redevelopment proposals. It was suggested that a request be made that CME include two public hearings with the Planning Board.

**Complaint subcommittee**

Peter Kortright explained that the Mayor referred a complaint letter to him, and he formed a subcommittee consisting of Councilmember Rottenstrich, Larry Metzger and Cathy Hochkeppel. They met and investigated the allegations, and Ms. Hochkeppel created a timeline based upon the records of the building department and her own records. Chairman Kortright added that it was a strong letter but it was not based on any real facts. There was some confusion about the process perhaps.

**Scheduling**

Ms. Hochkeppel noted that she had received the application for Benjy’s Pizza, and the Oster application is being carried. It was the consensus of the Board that they proceed with the Oster application, and Benjy’s Pizza be given the option of proceeding after the application is completed or carried to the June meeting.
New business

Councilmember Rottenstrich suggested that the Board recommend that electric charging stations be permitted in select or all zones as an accessory use. Board attorney Paster stated that the Board would need to consider access and the parking connected to the charging station. Chairman Kortright suggested that this be put on the subcommittees list to look at in the future.

Adjournment

Upon motion by Brent Pohlman and a second by Ari Ludzki, the meeting was unanimously adjourned at 8:15 p.m.

Respectfully submitted,

Cathryn Hochkeppel
Secretary of the Planning Board