

**Board of Trustee Meeting  
February 4, 2010  
Columbia Bank  
14-01 River Road**

**Minutes**

**Attendance:** In attendance were Herrmann, Kellerman, Kleinberg, Kwasniewski, Landzettel, Levine, Malkin, Michelotti, Simon and Wrubel (10). Also in attendance: Smartt and Davis

**Unable to attend:** Alaimo, Belferman, Kuiken, Tedeschi, Stratis and Varner (6)

**Guests in attendance:** There were no guests in attendance.

**Call to Order**

The meeting was called to order at 8:10 a.m.

Welcome 2010 Borough Liaisons Joe Tedeschi & Joanne Kwasniewski

All in attendance received a copy of Borough Resolution # 19-2010 adopted by Borough Council at the Borough Council Annual Reorganization Meeting which reflects the reappointment of Joseph Tedeschi as liaison to the RRIC for 2010.

Welcome Guests

There were no guests in attendance.

**Administration**

Minutes of the Board of Trustee Meeting of December 3, 2009

The Minutes of the December 3, 2009 Board of Trustee Meeting were accepted as presented.

Ryan Godfrey Eagle Scout Ceremony Invitation – Saturday, March 6<sup>th</sup> 11 a.m. at the Radburn Grange

All were emailed a copy of the invitation to The Court of Honor recognizing Ryan Godfrey as an Eagle Scout. Ryan had worked with the RRIC this past spring to implement a refurbishment of Keller Park as part of his scouting program.

In recognition of Ryan's achievement, the RRIC Board of Trustees adopted the following Resolution:

RIVER ROAD IMPROVEMENT CORPORATION RESOLUTION

HONORING RYAN WESLEY GODFREY ON ATTAINING THE RANK OF EAGLE SCOUT

WHEREAS, Ryan Wesley Godfrey has contributed to the improvement of the River Road Special Improvement District, Fair Lawn, New Jersey, by his volunteer efforts on behalf of the enhancement of Bill Keller Park, and;

WHEREAS, Ryan Wesley Godfrey worked with the River Road Improvement Corporation to coordinate and to implement improvements to Bill Keller Park as part of his Eagle Scout project which have enhanced the appearance of the River Road district for residents, visitors and shoppers, and;

WHEREAS, Ryan Wesley Godfrey has exemplified a model of outstanding citizenry by his contributions to the community of Fair Lawn through his efforts, and;

WHEREAS, Ryan Wesley Godfrey has achieved the Boy Scouts of America's highest honor, the rank of Eagle Scout, and;

WHEREAS, The Joseph H. Quakenbush Jr. Troop, Tantaqua District, Northern New Jersey Council, Fair Lawn, New Jersey will recognize Ryan Wesley Godfrey's achievement at a Court of Honor on Saturday, March 6, 2010 at The Radburn Grange, 29-20 Fair Lawn Avenue, and;

WHEREAS, the River Road Improvement Corporation Board of Trustees wishes to recognize Ryan Wesley Godfrey's achievement in attaining this honor of the rank of Eagle Scout;

NOW, THEREFORE IT BE RESOLVED, that the River Road Improvement Corporation Board of Trustees does hereby adopt this Resolution to be presented to Ryan Wesley Godfrey as a recognition, keepsake and acknowledgement of his contributions to the River Road business community and to the Fair Lawn community.

ADOPTED at the Regular Business Meeting of the River Road Improvement Corporation Board of Trustees, February 4, 2010

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Robert Landzettel  
President, River Road Improvement Corporation  
February 4, 2010

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## **Financial**

### Voucher Register February 4, 2010

The trustees reviewed and approved the February 4, 2010 Voucher Register as presented.

### Financial Report & Balance Sheet as of February 4, 2010

The trustees reviewed and accepted the February 4, 2010 Financial Statement and Balance Sheet as presented.

## **Borough Liaisons Report**

### Ordinances: January 26, 2010 Borough Council Agenda

All in attendance were emailed the following Ordinances, presented on 1<sup>st</sup> Reading at the Borough Council's January 26<sup>th</sup> meeting:

Ordinance #	Ordinance Reference	Context
2172-2010	Former Kodak Property Emailed :EDC	Create A New Affordable Housing District 'MU Mixed-Use Planned Development'
2173-2010	Clariant Property Emailed: RRIC	Create A New Affordable Housing District/Inclusionary Multi-Family Residential Planned Development
2174-2010	B4 Overlay Zone Emailed: RRIC	Amend Affordable Housing Component Overlay District – Delete Block 5723/Lot 7- add Block 5723/ Lot 5
2175-2010	Developers Fee Emailed: BIC/EDC/RRIC	Developers Fee Ordinance – Collect Money for An Affordable Housing Trust Fund
2176-2010	Administer Affordable Housing Emailed: BIC/EDC/RRIC	Administer Affordable Housing In Accordance With the NJ Council On Affordable Housing Rules
2177-2010	Design Standards Emailed: BIC/EDC/RRIC	General Design Standards For Commercial, Mixed-Use and Multi-Family Residential Development
2178-2010	Planned Development Emailed: BIC/EDC/RRIC	Supplemental Standards For Planned Development

Don and Joanne reviewed the ordinances, the purpose of the ordinances, and noted that the Borough Council will be having a 2<sup>nd</sup> reading and public hearing on each on February 16, 2010.

## Other

In response to a question from Arthur Levine regarding the Chase Parking lot and parking, Joanne reported that the Borough Council has discussed the matter in closed session, that she cannot be specific in terms of the direction at this time as a closed session matter, but was able to report that the Borough Council has requested that the Borough Attorney follow up with Chase Bank representatives in this regard.

## **Programs/Committee Report**

### **Nominations Committee**

#### Annual Elections

Charlie Wrubel reported that the following trustees are up for reappointment:

#### Slate 'B' Trustee Reappointments for a three Year Term through February 2013

1. Felix Belferman
2. Douglas Kuiken
3. Robert Landzettel
4. Michael Varner

In review of the cumulative attendance records of the Board meetings it was noted that Mike Varner did not attend any RRIC Board meetings in 2009. Mike's contributions to the RRIC, although officially a resident representative on the RRIC, reflect his input and role as a Bergen County Planning Department employee, and his contributions in that regard as a member of the Joint Design & Ordinance Review Committee. It was determined that rather than reappoint Mike Varner to the RRIC Board, due to his difficulty making Board meetings and the impact that has on a 'quorum', that the RRIC would not reappoint Mike to the Board of Trustees but will extend the RRIC's interest in having Mike continue to be an RRIC representative on the Joint Design & Ordinance Review Committee. Mike will still be afforded the opportunity to attend any RRIC Board Meetings as a guest and as a RRIC committee representative.

Although Felix Belferman's attendance was deficient in 2009, at less than 50%, Felix is a business owner on River Road who has contributed as a Marketing Committee member and has attended all committee meetings and some Board meetings.

It was determined that the reappointment of the Slate 'B' trustees would be the following and that Don will contact Mike Varner and advise him of the Boards direction, relieving him of having to attend Board meetings but being extended an invitation to continue to provide his valuable contributions to the RRIC as an RRIC representative on the Joint Design & Ordinance Review Committee:

1. Felix Belferman
2. Douglas Kuiken
3. Robert Landzettel

#### Nomination & Election of Officers & Executive Committee Members At Large

The following slate of officers and Members At Large were nominated and unanimously elected to the positions as noted below by the trustees in attendance:

AUTHORITY	2010 Officers
Officers (6)	Officers (4)
President	Robert W. Landzettel
First Vice President	Arthur M. Levine
Secretary	Todd Malkin
Treasurer	Rick Kellerman
At-Large Members (3)	2010 At-Large Members Nominations
	Irv Kleinberg
	Charlie Wrubel
	Barbara Simon

### Board Recruitment

The trustees in attendance discussed potential candidates for service, as committee members or Board members, to the RRIC Board of Trustees, and the following was noted:

1. Bob Landzettel will extend an invitation to Frank Rivera of 'Rivera's' to join the Marketing Committee
2. Don will speak with John Melissas at the Empress Diner about service on the Board

Additionally, it was reported by Don that Brian Archibald has declined an offer at this time and by Charlie that he has spoken with Bernie Tolsma of Reiner and that he is considering the invitation from the RRIC.

### **Marketing/Promotions**

#### RRIC 2010 Annual Report

Don and Charlie reviewed with the trustees a draft of the Annual Report which was prepared by Don and Diana in conjunction with Charlie and Bob, and recommendations were made to remove the word 'Winter' from the heading and to include additional information on the KEM property.

Additionally, RRIC trustees Peter Michelotti (Community Bank of Bergen County) and Rick Kellerman (Columbia Bank), on behalf of their respective banks, offered to be sponsors of the Annual Report at \$500 each, for the printing and distribution of the Annual Report. The Annual Report will provide each banks logo as sponsors. Diana and Don will follow up with the bank representatives to finalize the sponsorship agreement.

#### JGSC Group Marketing Analysis

It was noted by Don that the BIC had determined to not participate in the Market Study this year and to instead maintain their focus on the Vision Plan and to utilize their funds available on physical improvements on Broadway. Don reported that the BIC has offered to contribute to the overall cost of a study absent the BIC participation, noted at a total of \$44,000, by contributing \$7,500 to the RRIC. The EDC has previously discussed, and will rediscuss next Tuesday at their Board of Trustee meeting, whether they wish to raise up to \$10,000 in support of the study that will be River Road specific and include information that has value borough wide based on the scope of the study.

## RRIC Direction

The RRIC trustees in attendance noted that of the \$44,000 total cost for the RRIC specific study, they would engage JGSC Group for the study if the maximum net contribution of the RRIC were no more than \$30,000; the other \$14,000 coming from the BIC's offer of \$7,500, up to a \$1,500 from the Chamber of Commerce (acknowledged as probable by Rick Kellerman and Stu Herrmann, Chamber Executive Committee members and RRIC trustees) contribution, and \$5,000 from the EDC/other partners.

The EDC will discuss this at their Tuesday, February 9<sup>th</sup> Board of Trustee Meeting so that the RRIC can finalize direction in this regard.

## Other

In response to Rick Kellerman's questions regarding the public relations activities of Vince Baglivo and his engagement by the RRIC for 2010 at \$700 per month for public relations services in 2010, \$200 per month less than 2009, Don noted that Bob and Charlie are provided copies of the articles, over 60 last year, on a regular basis. In order to keep the entire Board informed of the placement of articles Don noted, that as suggested this morning, they will forward all articles to the entire Board as well as the specific media forum that the respective articles appear in each month. Don will try this for the next month or so to see if the total Board feels overwhelmed by the additional email correspondence.

## **Development Review**

### Kem/Opper 18-35 River Road

Don reported that he had been contacted by Richard Brown regarding the development of the KEM property. Richard reported to Don that he was in a development agreement for this property with the Opper Group for development of this previously Zoning Board approved bifurcated property which reflected a front area of commercial development and 65 rental residential units in the rear of the property. Richard Brown reported that the Opper Group maintains its development partnership with him in regard to the front of the property (commercial development) but that Opper group has withdrawn its financial partnership with Richard Brown for the residential portion of the property and that Richard Brown is seeking potential partners for the development of the rear of the property.

Don noted that Richard Brown's request is for assistance in engaging discussions with potential developers to partner with him for the development of the residential part of the property. Don reported that Richard Brown has requested the assistance of the Borough and the RRIC, and Don in his role as the Borough's Volunteer Economic Development Coordinator, in terms of discussions with potential investors to partner with him to develop the property for the benefit of Fair Lawn. It was clearly noted that there was no 'partnership' of any kind in terms of the requested assistance with 'discussions' by the Borough or the RRIC and that any eventual proposed development would certainly be required to meet all Fair Lawn Planning Board and Zoning Board guidelines.

Don reported that Steve Weinstein and Ed Trawinski have been authorized by Borough Council to work with Don in terms of engaging discussions between Richard Brown and potential investment partners for Richard Brown.

## **New Business**

There was no new business brought before the Board.

## **Board Meeting Schedule**

Board Meeting: Thursday, April 1, 2010 at 8:00 A.M. Columbia Bank

**Public Comment**

There was no public comment.

**Adjournment**

The meeting adjourned at 9:55 a.m.

Respectfully submitted,

Rich Davis

R I V E R R O A D  
I M P R O V E M E N T C O R P O R A T I O N

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POST OFFICE BOX 1296, FAIR LAWN, NJ 07410 \* 201-797-3442