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**Board of Trustee Meeting  
October 7, 2010  
Columbia Bank  
14-01 River Road  
Minutes**

**Attendance:** In attendance were Trustees – Kellerman, Kuiken, Levine, Malkin, Simon, Stratis, Spivak and Wrubel (8) and Borough Liaisons - Tedeschi and Van Kruningen (alternate for Stafford) (2) Also in attendance: Smartt and Davis

**Unable to attend:** Trustees – Alaimo, Belferman, Herrmann, Kleinberg, Landzettel and Michelotti (6) Borough Liaison - Borough liaison Stafford (Van Kruiningen was in attendance in his place).

**Guests in attendance:** None

**Call to Order**

Don noted that Bob Landzettel was unavailable for this morning's meeting and that Arthur Levine would be chairing the meeting. Arthur Levine convened the meeting at 8:00 a.m.

Welcome Borough Manager & RRIC Borough Liaison Timothy Stafford

Don noted that new Borough Manager Timothy Stafford extends his apologies for not being in attendance. Jim Van Kruiningen, assistant to the Borough Manager, was in attendance on his behalf. Don noted to the trustees Jim's work over the past months to assist the RRIC with forwarding the 'survey' message – via the Borough's new networking - to all Fair Lawn residents which helped the high response rate in the survey study.

Welcome Guests

There were no guests in attendance.

Letters of Appreciation

All were provided with a copy of the letter from Deputy Mayor of Community Affairs Weinstein for the RRIC support of Fair Lawn Fireworks Celebration as well as a letter from Fair Lawn Chamber of Commerce Executive Director Berowitz for RRIC support of Annual Golf Outing.

**Administration**

Minutes of the Board of Trustee Meeting of June 3, 2010

The Minutes of the Board of trustee meeting of June 3, 2010 were accepted by the Board as presented.

Minutes of Executive Committee Meeting of July 8, 2010 - Executive Committee

The Minutes of the Executive Committee Meeting of July 8, 2010 were accepted by the Executive Committee as presented.

Minutes of the Executive/Marketing Committee Meetings: August 12, 2010, September 16, 2010 & September 30, 2010 – Committee

The Minutes of the Executive/Marketing Committee Meetings of August 12<sup>th</sup>, September 16<sup>th</sup>, and September 30<sup>th</sup> were accepted by the committee as presented.

### Fair Lawn Zoning & Planning Board Variance Granted Reports Study: 2005-2009

It was noted that the BIC and RRIC had engaged the services of a college intern this summer to review in detail the actual variances granted by the Zoning and Planning Boards for the period 2005-2009. There were 40 applications reviewed on site at the Fair Lawn Zoning and Planning Board offices – in cooperation with the Borough - with 22 reflecting Broadway and 18 River Road. The two SID's split the cost on a pro rata basis with RRIC paying 45% of the \$1,016.00 study (\$457.20) and the BIC paying 55% (\$558.80).

The purpose of the study was to provide the two SID's an opportunity to review the actual variances granted to applicants in terms of reviewing their respective Master Plans and possibly revisiting the recommendations contained in the respective Master Plans based on the actual variances granted over the past 5 years. The study focus was a review of applications that reflected variances for parking and signage.

All were provided with copies of the respective reports. Jim Van Kruiningen, at Mayor Tedeschi's request, will forward the reports to all Council representatives and the Borough Manager and Borough Clerk.

### **Financial**

#### Borough Council July 20, 2010 Resolution #273-2010 - 2010 RRIC Budget Adoption

Don reported that the Borough Council adopted the RRIC budget unanimously on July 20<sup>th</sup>.

#### Voucher Register October 7, 2010

RRIC Treasurer Rick Kellerman reviewed the October 7, 2010 Voucher Register which was accepted as presented.

#### Financial Report & Balance Sheet as of October 7, 2010

RRIC Treasurer Rick Kellerman also reviewed the Financial Statement and Balance Sheet as of October 7, 2010 were accepted as presented.

#### RRIC 2009 Audit Report

All were emailed a copy of the audit report as prepared by the independent audit firm, Oliwa & Company, and table copies were made available today. It was noted that there were no findings of non-compliance and there were no audit recommendations. The report has been filed with the Borough Clerk as required by ordinance.

#### 2011 Budget Process: October/November – Executive Committee & December – Board

Don noted that the Executive Committee would be discussing and reviewing a 2011 budget during October and November for a recommendation to the Board of Trustees at the December 2<sup>nd</sup> Board of Trustee Meeting for their consideration and adoption so that the 2011 budget can be submitted to Borough Council.

### **Borough Liaisons Report**

Joe Tedeschi highlighted the following in his report:

- the Borough's financial status reflected in the personnel furloughs and the elimination and the reduction of employee positions in 2010 with 2011 possibly being worse
- the 'Master' has recently determined to relieve the rest of the Borough from the oversight that has occurred this past year except for the specific focus of the lawsuit thus allowing the Zoning and Planning Boards to address issues which have been stalled over the past year.

Don noted that this process will allow the BIC to move forward with its recommendations for a Sign & Awning Ordinance for Broadway as well as Zoning recommendations – both included in the Broadway Vision Plan and previously forwarded to the Mayor and Council and the Planning Board. Don also noted that the BIC has authorized the engagement of the attorney who worked previously

with the BIC on the development of the recommendations for the Sign and Awning Ordinance, as well as the engagement of a Planner, to represent the BIC before respective Borough Boards for consideration of the recommendations contained in the Broadway Vision Plan.

Additionally Don noted that this has now allowed KEM’s site plan application to be heard and approved and opens the door for Clariant developers to return to the respective Borough Boards.

Borough Council Correspondence - Proposed Ordinance/Dumpster Screening: EDC Borough wide Meeting - Wednesday October 20<sup>th</sup> - 7:30 PM FLCC Auditorium

Don reported that the EDC, in cooperation with the BIC and RRIC, has taken up the coordination of soliciting comment for response to Borough Council on this issue, with the EDC’s scheduling of a meeting for Wednesday, October 20<sup>th</sup>, at 7:30 PM at the Fair Lawn Community Center Auditorium to seek the input from business owners and commercial property owners in terms of the Borough’s consideration as to how to make the presentation and screening of commercial dumpsters more aesthetically acceptable in the Borough.

The Chamber has a presentation, The Fair Lawn EXPO, scheduled from 5:30 until 7:30 p.m. in the FLCC gym and the EDC is piggybacking on this meeting to solicit and listen to comment from business owners and commercial property owners who might be in attendance.

**Programs/Committee Report**

**Marketing/Promotions**

New Marketing Committee Member – Leonard Spivak

It was noted that Leonard Spivak is now a member of the RRIC Marketing Committee. A new Trustee Contact Listing was emailed to all previously with this new designation.

Recognition of American Flag Banner System Contributors

Don reported that the RRIC received sponsorships from the following in terms of the 36 new American Flag banners that were on display this past summer:

Fair Lawn Industries (Brian Archibald)	\$ 2,150.00
Community Bank of Bergen County (Peter Michelotti)	\$ 500.00
Robert Landzettel	\$ 50.00
Wells, Jaworski & Liebman LLP (Stu Liebman)	\$ 100.00
Leonard Spivak	\$ 25.00
TOTAL	\$ 2,825.00

Don noted that the total cost was \$2,772 for the program. Table copies of the press releases that were organized by the RRIC to recognize the contributors were provided. The trustees expressed their thanks for the contributor’s generosity in support of this patriotic effort.

8<sup>th</sup> Annual Classic Car Show October 24, 2010

Table copies of the flyers for the RRIC sponsored program were provided to all.

JGSC Group Market Study

Don and committee representatives reported that the RRIC Executive & Marketing Committees, along with partner representatives from the BIC, EDC and Chamber of Commerce, had met to discuss the draft of the 160 page report and that those trustees, as well as liaisons, who were not members of the committee, were provided with a hard copy of the 160 page report this morning.

Don and Marketing Committee members in attendance this morning – Charlie, Barbara, Leonard, Rick and Arthur - noted their respective thoughts and overviews of the value of the study and encouraged all trustees to read the report several times in order to thoroughly digest the full context of the study. The consensus of the committee members’ was that they were pleased with the report and the assistance it will provide to the RRIC, as well as the partners, in planning future marketing programs.

It was noted that the RRIC would continue their dialogue in regard to what the implications were for implementation of the strategies and recommendations contained in the study as the RRIC reviews its 2011 budget and work plan.

Additionally, Charlie noted that the RRIC and its partners, along with Borough representatives, would have the opportunity to schedule a meeting with Joe Getz and JGSC Group, for JGSC to make a presentation to the Fair Lawn organizations representatives on the completed study findings, recommendations and the next steps to be considered by the respective groups.

### **Development/Redevelopment**

#### 12-01 River Road – Former Bank of America Property

Don reported that he has been in contact with developers for the property who anticipate opening medical offices on the site with the addition of a 2<sup>nd</sup> floor; husband and wife Russian doctors currently with offices in Englewood who were attracted to the customer base on River Road – specifically noting B & B International Foods.

#### 12-29 River Road – Former Piccolo’s - Intellichild Academy Site Plan Variance 2<sup>nd</sup> Floor Addition

Don and Arthur Levine reported that this applicant presents a service orientation as opposed to a retail orientation; Arthur noting that although this is not what the RRIC would like to see in this location – the RRIC would rather see retail than service – the RRIC does not support restrictive zoning and it will be up to the Planning Board to weigh the respective merits and variance requests for this application. Arthur further noted that approximately 75% of River Road businesses are service oriented vs. 25% retail.

Arthur also noted an issue for Planning Board consideration would be if this application is approved and the 2<sup>nd</sup> floor is added – with the current applicant business needing 5 parking spaces for employees only as a child care center - what would happen to the property if the applicant leaves the site in the future and a different business wanted to relocate to the property that would require more parking than the current proposal for a drop-off and pick-up vehicle traffic.

#### 18-35 River Road – Former KEM - Fair Lawn Zoning Board Approval of August 26, 2010

Don reported that the Zoning Board approved this site plan application in August.

### **New Business**

#### Kondo Property

Demetrios Stratis reported that David Kondo has sold his property on River Road. Jim Van Kruiningen will follow-up and email Don with information on the new property owner.

### **Board Meeting Schedule**

Marketing Committee Meeting: The Marketing Committee scheduled a meeting for Thursday, October 21<sup>st</sup>, at 8 a.m. at Columbia Bank to talk about what, if any, holiday marketing advertising the RRIC would like to sponsor for the upcoming 2010 holiday season.

Executive Committee Meeting: Thursday, November 4, 2010 at 8:00 A.M. Columbia Bank

Board Meeting: Thursday, December 2, 2010 at 8:00 A.M. Columbia Bank

### **Public Comment**

There was no public comment.

### **Adjournment**

The meeting adjourned at 9:13 a.m.

Respectfully submitted,

Rich Davis