

**B R O A D W A Y I M P R O V E M E N T
C O R P O R A T I O N**

P O B o x 1 2 9 6 , F A I R L A W N , N J 0 7 4 1 0 * 2 0 1 - 7 9 7 - 3 4 4 2

**Broadway Improvement Corporation
Board of Trustee Meeting
Fair Lawn Community Center
10-10 20th Street
Thursday March 12, 2015**

Minutes

Attendance: The following Board members were in attendance: Bate, Berke, Beshlian, Cummins, Frenkel, Godfrey, Kapotis and Noorigian (8). Liaisons: Van Kruijning (1)

Unable to Attend: Kerbekian and Liaison Peluso (2)

Staff Present: Smartt, Gordon, and Davis. Also in Attendance: Angela Anemoyanis and Maureen Guglich-Conklin of Muse Marketing.

Convene - Beshlian

Welcome Guests

Bob Beshlian convened the meeting at 7:00 PM welcoming the guests to the meeting.

The trustees welcomed Douglas Holden of Garden State Orthopaedics, 28-04 Broadway, as well as the partner/ owner of ER Express Care at 24-19 Broadway - Antonino Cacciola.

The trustees also welcomed Claude Bienstock, Coviello Realty, 13-15 Broadway.

Revised 2015 BIC Meeting Schedule

It was noted that at the BIC November 13th Board of Trustee Meeting a 2015 meeting calendar was adopted with the understanding that it would be reviewed again in the New Year to see if the BIC wanted to adjust their calendar for the full Board of Trustee Meetings to be held quarterly rather than 6 times a year.

The Executive Committee reviewed the consideration and determined that they would change the Annual Meeting from April 9th to March 12th and change the April 9th meeting to an Executive Committee Meeting.

Executive Committee Meetings	Board Meetings
	January 8
February 12	
	March 12*
April 9	
May 14	
	June 11
July 9**	
	September 10
October 8	
	November 12
December 10	

*Annual Meeting

** 10:30 AM

Board Meetings are scheduled for 7:00 PM at the Fair Lawn Community Center Card Room.

Executive Committee Meetings, in the months there are no Board meetings, are scheduled for 10:00 AM – except July which is at 10:30 AM as noted - at the offices of Beshlian Properties, 32-05 Broadway.

Annual Meeting

The trustees convened the Annual Meeting to reappoint the Class 'A' trustees and to elect officers for 2015.

Board of Trustees

Reappointment of Class 'A' Trustees: Bate, Beshlian, Frenkel, Kerbekian

The above trustees were reappointed for another three (3) year term. The Board of Trustees now consists of the following:

	TRUSTEE	CLASS 'B' APRIL 2016	CLASS 'C' APRIL 2017	CLASS 'A' APRIL 2018
1	Bate, George			X
2	Berke, Dan	X		
3	Beshlian, Robert			X
4	Cummins, Dennis		X	
5	Frenkel, Elyss			X
6	Godfrey, Rob	X		
7	Kapotis, Irene	X		
8	Kerbekian, Craig			X
9	Noorigian, Richard		X	
10	Vacant (1)		X	
11	Vacant (2)		X	
12	Vacant (3)	X		

- (1) Charles Tregidgo – Resident Representative
- (2) Lee Sayegh – CPO/BO Representative/Broadway Theater
- (3) Ed Guy – CPO/BO Representative/JJ's Pub

Nomination and Election of Officers

It was noted that Irene Kapotis has been promoted by Columbia Bank and that she will be relocating to Wyckoff. She reported that her replacement has been named – Margaret Hochkeppel - and that she will bring her to the BIC Executive Committee Meeting on April 9th to introduce her to the committee.

The trustees extended an invitation to Dan Berke to serve as Treasurer of the BIC which he accepted. The following officers were confirmed for the annual appointments effective this evening:

- Bob Beshlian - President
- Craig Kerbekian - Vice President
- Dan Berke – Treasurer
- Rich Noorigian - Secretary

Rich Davis will confirm that Dan follows up to provide the respective paperwork required as an account signatory for the BIC and that the officers sign the respective account signature card at the April 9th meeting.

Adjourn Annual Meeting and Convene Regular Business Meeting

The trustees adjourned the Annual Meeting so that they could reconvene the business meeting.

Administration

Minutes of the January 8, 2014 Board of Trustee Meeting

The trustees reviewed and approved the January 8, 2015 Board of Trustee Meeting Minutes which were accepted as presented.

Minutes of the February 12, 2015 Executive Committee Meeting – For Information

All received a copy of the BIC February 12, 2015 Executive Committee Meeting for information.

Financial/Audit/Insurance

BIC 2015 Budget Public Hearing: Borough Council March 10, 2015 Meeting

Don noted that with Bob Beshlian and Rich Noorigian in attendance for the BIC and RRIC – as well as himself – the respective budgets were unanimously approved.

March 12, 2015 Financial Statement & Voucher Register

The March 12, 2015 Financial Statement and Voucher Register were reviewed and approved as presented.

Maintenance of the District

Following the melting of the winter snows the BIC maintenance program will commence.

Marketing

February 2015 Web & Public Relations Report

All received a copy of the February 2015 Website and Public Relations Report which Angela reviewed in detail. All received a copy of Angela's card and it was noted that if anyone has any questions about the monthly reports or the website that they can contact Angela directly.

Co-op Ad Program

Don, Bob and Rich Noorigian reviewed the status of the BIC Phase I cooperative advertising program and table copies of the recent ad were displayed.

Other

Don and Rich Noorigian reported that Jim Van Kruiningen – in response to prior discussions at the BIC and RRIC - has forwarded information regarding the Boroughs Spring-Summer Borough newsletter. The cost is projected to be between \$300 - \$400 (black ink-no color) for the insert. Newsletter items must be submitted to his office on or before Thursday, April 2, 2015. The cost for 1 page each side would approximate \$150 - \$200 each for the BIC and RRIC. The trustees approved of the expense. {Subsequent to the meeting it was confirmed that the BIC and RRIC cost will be \$185 each with each getting a full page insert}.

Borough Liaisons Reports

Jim Van Kruiningen reported on the approval of the Borough budget as well as the BIC and RRIC budgets. Jim also reported that the Borough has ordered the necessary equipment and parts for the installation of the four (4) sconces at the Broadway Station. Part of the order has been received and the rest are in transit to the Borough.

Public Comment

Douglas Holden of Garden State Orthopaedics provided a rendering of the redevelopment of the former Ledney property. The preliminary plans were just finished today and will be provided to the BIC so that they can be reviewed, commented on, and the BIC will then be able to voice their support of this project.

Following this review Doug Holden and his partner left the meeting and met with Don.

Broadway Master Plan Updates

BIC Letter to Mayor & Council – Broadway Zoning

Mark noted that DRAFT #2 of the BIC letter to the Mayor and Council is in the Board packet. It reflects comments from the Executive Committee on DRAFT #1 including Craig's suggestion to draft from scratch the permitted uses in Fair Lawn's business zones. The letter includes proposed ordinance language drafted during five iterations of review with Peter Steck.

If Board members have any questions, they should call or e-mail Mark.

The target is to finalize the letter by the end of the month.

Bob Beshlian noted that the current definition of “fast foods” in the Borough code is out of date. Mark offered to research the relevant provisions and get back to Bob with excerpts of current language.

Dennis suggested that business zone permitted uses include the words “professional offices”. Mark agreed to make that addition.

NJDOT February 4, 2015 Meeting

While Don was meeting with BIC guest Doug Holden, Mark summarized what happened at the February 4th meeting with NJDOT Commissioner Fox – with BIC representation by Don and Mark - set up at the request of Senator Bob Gordon and attended by the Mayors of Fair Lawn and Elmwood Park along with Councilman Peluso and both administrators.

Commissioner Fox had committed that a new Broadway Station traffic signal, a device with a single traffic cycle, would be erected by the end of April 2015. Also, NJDOT would complete its design review of Borough engineering plans regarding bump-outs at Broadway and 30th Street by no later than mid-March. The news received at this meeting was highlighted in a recent column by the *Bergen Record* Road Warrior based on background information provided by the BIC. {Subsequent to the meeting construction on the trenching for the traffic light at the Broadway Station commenced on March 17th}

Elmwood Park Borough Council Town Hall Meeting: Rezoning Market Street/Broadway/Route 4 Area – February 24, 2015

Don reported that a Town Hall meeting was held on Tuesday, February 24, 2015, at 7:00 pm in the Elmwood Park Municipal Building - Council Chambers to present the concept plan to Elmwood Park residents and to seek public input prior to the introduction the new zoning ordinances before the Mayor and Council.

It was noted in the invitation letter that the primary changes would affect those properties behind Market Street (from River Drive to the Garden State Parkway), along Route 4 South (from East 53rd Street to East 55th Street) and Route 4 North (from Sterling Street to the Fair Lawn border).

Don has requested that Mark review the proposed zoning changes and to advise the trustees of the impact of those changes on Broadway – Elmwood Park being a gateway into the district.

Other Business

No other business was brought before the Board.

Next Meetings

Executive Committee Meeting: Thursday, April 9, 2015 at 7:00 PM at 10:00 AM at Bob Beshlian’s Office

Executive Committee Meeting: Thursday, May 7, 2015 at 10:00 AM at Bob Beshlian’s Office

Board of Trustee Meeting: Thursday, June 11, 2015 at 7:00 PM at the Fair Lawn Community Center Card Room

Adjournment

The meeting adjourned at 9:10 p.m.

Respectfully submitted,

Rich Davis