

**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**

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**Broadway Improvement Corporation
Board of Trustee Meeting
Fair Lawn Community Center
10-10 20th Street
Thursday June 11, 2015**

Minutes

Attendance: The following Board members were in attendance: Bate, Berke, Beshlian, Cummins, Godfrey, Hochkeppel and Noorigian (7). Liaisons: Van Kruiningen (1)

Unable to Attend: Frenkel, Kerbekian and Liaison Peluso (3)

Staff Present: Smartt, Gordon, and Davis.

Convene

Welcome Margaret Hochkeppel – Columbia Bank BIC Representative

The trustees welcomed Margie Hochkeppel as the new representative of Columbia Bank/Broadway branch replacing Irene Kapotis who was promoted and moved to a new office location in Wyckoff.

The Executive Committee had previously met Margie at the April Executive Committee meeting. Trustees welcomed Margie to the Board.

Administration

Minutes of the March 12, 2015 Board of Trustee meeting

The Minutes of the March 12, 2015 Board of Trustee Meeting were reviewed and accepted as presented,

Minutes of the April 9, 2015 Executive Committee Meeting - For Information

The Minutes of the April 9, 2015 Executive Committee Meeting were provided for information.

Minutes of the May 14, 2015 Executive Committee Meeting - For Information

The Minutes of the May 14, 2015 Executive Committee Meeting were provided for information.

Financial/Audit/Insurance

June 11, 2015 Financial Statement & Voucher Register

The June 11, 2015 Financial Statement and Voucher Register were reviewed and accepted as presented.

Maintenance of the District

Maintenance

George Bate reported that the maintenance program is going well and that he is in regular contact with Jerry Blankman and tours the district with Jerry for an identification of priorities.

Planters on Broadway

Don reported that the Executive Committee will be reviewing the potential for additional planters on Broadway as part of the 2016 budget review. Don noted that this concept was an outgrowth of discussions George had raised about planting trees on Broadway and issues related to that kind of program – inclusive of ongoing maintenance issues and that it is a State highway. Rich Noorigian and Don noted the recent approach by the RRIC to address some concerns about tree wells on River Road and it was agreed that the BIC should explore some additional planters and plants for the aesthetics of Broadway rather than trees.

Borough Liaisons Report

Jim did not have a specific report to offer. It was noted that this past Tuesday night that Fair Lawn Chamber of Commerce representatives appeared before Borough Council to address a new Borough policy of charging organizations for the related Police and other Borough services required for said events sponsored by a specific organization.

It was noted in this evening's discussion that there is a defined difference between the BIC and RRIC vs other Borough organizations and that the BIC and RRIC are quasi-governmental entities that exist to manage districts created by Borough Ordinance and operate within the guidelines and philosophy of a public private partnership with the Borough.

Don and Rich Noorigian – both in attendance at the Borough Council Meeting on BIC and RRIC other business Tuesday evening - in which the Chamber addressed this issue of charges noted above – recommended to the BIC trustees that the BIC contribute \$200 to the Chamber to offset the approximate \$400 in unplanned expenses related to this new Borough policy with Rich Noorigian noting that as President of the RRIC he will be recommending the same to the RRIC. It was noted that this is a onetime expense because the Chamber will be able to plan and budget for this in future years.

The BIC approved of the recommendation to provide \$200.

Marketing

May 2015 Web & Public Relations Report

All received a copy of the May 2015 Web and Public Relations Report which Rich Noorigian reviewed with the trustees.

Co-op Ad Program

It was noted that the program is sold out for Phase I with 13 advertisers committed - one for the entire year and one with a double ad.

Special Events Planning – Health Fair

Don reported that the Executive Committee will be reviewing the concept of 'Special Events' for Broadway – and specifically a 'Health Fair ' – venue and projected date(s) to be determined – as part of the 2016 budget review.

Broadway Master Plan Updates

Broadway Traffic Light

Mark and Don noted that on May 22nd a ribbon cutting was held for the new traffic signal at the train station on Broadway and that activation occurred on April 29th. This had been a project that was promoted by the BIC for the safety of all of those crossing at the train station area. The ribbon cutting involved State Senators, Borough officials from both Fair Lawn and Elmwood Park as well as BIC representatives.

Pedestrian Lighting

The sconces – paid for by the BIC - have been installed but not yet wired. It was noted that this is another example of the BIC promoting safety for all those who cross at the train station by enhancing the lighting so drivers can see pedestrians at the crossing. This project was completed in conjunction with the Borough who has committed the services of the Borough's staff electrician for the wiring of the sconces.

Don and Mark thanked Jim Van Kruiningen for his efforts in working with the BIC for the benefit of Fair Lawn residents, shoppers and visitors.

June 9, 2015 Borough Council Work Session re Master Plan

All received a copy of the June 9, 2015 letter that was presented the Mayor and Council on Tuesday evening which delineated the BIC's comments in detail as it related to the recently revised Borough Master Plan and its respective impact on Broadway and the business community. The RRIC also made a similar presentation on Tuesday evening. Don and Rich Noorigian reported that Borough Council received the letters and the BIC and RRIC recommendations and the Borough Council will now refer those considerations to the Planning Board. Mark noted that he has worked closely with Craig Kerbekian over the past year to bring this to fruition.

Other BusinessPlanning Board Application: 28-02 through 28-06 Broadway – Amended Site Plan & Variances

All received a copy of the application submitted on behalf of this applicant to the Planning Board for the medical facility which occupies this location. The BIC was previously aware of this application and noted the various enhancements being implemented for this property and the BIC noted their support for the proposal. It was noted that the application does note that they are not seeking any ‘sign’ variances.

Next Meetings

Executive Committee Meeting: Thursday, July 9, 2015 at 10:30 AM at Bob Beshlian’s Office

Board of Trustee Meeting: Thursday, September 10, 2015 at 7:00 PM at the Fair Lawn Community Center Card Room

Adjournment

The meeting adjourned at 8:30 p.m.

Respectfully submitted,

Rich Davis