

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**January 27, 2016**

The Regular Meeting of the Planning Board, scheduled by the time, place and date of the meeting, prominently posted on the bulletin board at Borough Hall, mailed to the Times and the Courier, filed with the Borough Clerk, and mailed to any person requesting same in accordance with the requirements of the Open Public Meetings Act is called to order at 7:45 PM<sup>1</sup>.

Present: Mayor Mahr, David Blechinger, Dale Flowers, Joan Wheeler, Matthew Jukes, Jack Molenaar, Teresa Seefeldt, Dennis Sherry, Dan Zucker, Mike Lysicatos, William Lee, Robert Renaud, Esq., Ray Sullivan, Beter Bondar, Mohamed Jalloh, Esq.

Absent: Laura DeGennaro, Teresa Keeler

**Reorganization**

Mr. Renaud opens the meeting and administered the Oath of Office to  
Colleen Mahr: Class I, Mayor  
William Lee: Class I Mayor's Designee  
Matthew Jukes: Class II Member, Environmental Liaison  
Jack Molenaar: Class III Member, Council Rep  
Dale Flowers: Class IV Member

Mr. Renaud opened the floor to nominations for Planning Board Chair. Mr. Blechinger nominated Mr. Flowers, no further nominations were offered.

Ayes: Blechinger, Mahr, Jukes, Wheeler, Molenaar, Seefeldt, Sherry, Zucker, Lysicatos  
Abstain: Flowers

Mr. Flowers assumed the chair and opened the floor to nominations for Planning Board Vice Chair. Mr. Molenaar nominated Mr. Jukes, no further nominations were offered.

Ayes: Molenaar, Mahr, Blechinger, Wheeler, Seefeldt, Sherry, Zucker, Lysicatos, Flowers, Jukes

Mr. Zucker moved the nomination of the following slate of professionals, and was seconded by Mr. Jukes.

Planning Board Engineer: T&M Associates  
Planning Board: Maser Consulting  
Planning Board Attorney: Palumbo & Renaud

Ayes: Zucker, Jukes, Mahr, Flowers, Blechinger, Wheeler, Molenaar, Seefeldt, Sherry, Lysicatos

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<sup>1</sup> Meeting start delayed due to technical difficulties in recording.

Mayor Mahr moved the nomination of Jalloh & Jalloh as Conflict Attorney, and was seconded by Mr. Juckes.

Ayes: Mahr, Juckes, Flowers, Blechinger, Wheeler, Molenaar, Seefeldt, Sherry, Zucker, Lysicatos

Mr. Zucker moved the nomination of Pat Hoynes as Planning Board Secretary, and was seconded by Mr. Sherry.

Ayes: Zucker, Sherry, Mahr, Juckes, Flowers, Blechinger, Wheeler, Molenaar, Seefeldt, Lysicatos.

### **Minutes**

October 28, 2015 revised minutes were approved by a unanimous vote of eligible voters.  
December 16, 2015 minutes were approved by a unanimous vote of eligible voters

### **Applications Carried**

Mr. Renaud announced the carrying of the following two applications to the February 24, 2016 meeting to be held in Council Chambers, 75 North Martine Avenue, Fanwood, at 7:30 PM.

- Block 55, Lot 4 (use) 25 South Avenue, 1<sup>st</sup> Hartford (CVS)
- Block 64, Lot 16 (minor site plan) 56 S. Martine Avenue, Frank's Auto

### **Resolutions**

#### **Block 70, Lot 12 (fence) 92 Tillotson, Haley**

The board unanimously approved a resolution granting relief from fence height requirements in order to install a 6-foot high fence on the Midway Avenue side/front yard of this corner property.

### **New Business**

#### **Block 64, Lot 6.01, 233 La Grande Avenue ,FW Crossing III (lot line adjustment/removal of resolution condition)**

Due to a conflict with Elite Properties, a company related to FW Crossing III Urban Renewal LLC, Mr. Renaud stepped down for this application. The hearing was conducted by Conflict Attorney, Mahomed Jalloh, Esq.

David Checchio, Esq. appeared on behalf of Fanwood Crossing III Urban Renewal LLC and presented Mr. Tom Powers, Construction Manager as the only witness.

#### *Turret Construction Violation*

The subject of this hearing was the removal of the requirement to lower the easterly turret from Paragraph 40 of the approving resolution

Mr. Powers apologized that due to a lack of communication between their front office and the construction site the resolution condition removing the easterly turret from the building design was not clearly communicated.

Although revised plans with a reduced height were drawn and used on-site, Mr. Powers assumed the revision, which he deemed to be unattractive, was a human error and proceeded to construct the turret as originally designed to match the westerly turret.

Mr. Checchio also expressed his regret at the poor communication and accepted his role leading to the violation.

The board was dismayed and expressed their dissatisfaction with the process, but also pointed out that their past dealings with Mr. Checchio & Elite Properties have been very positive and have resulted in three beautiful buildings.

Mr. Molenaar moved to approve the deletion of the condition to lower the turret, and was seconded by Ms. Wheeler.

Ayes: Molenaar, Wheeler, Mahr, Juckes, Flowers Seefeldt  
Nays: Blechinger, Sherry, Zucker

Motion carries

*Lot line adjustment/Portico construction*

The subject of this hearing was the construction of a columned portico above the main building entry.

Mr. Powers testified that an on-site decision led to the construction of a portico over the northern (main) entry to the building, where a simple shed roof had been approved.

Because the portico has columns on borough property, a lot line adjustment was requested. The consensus among board members was that the portico is an attractive improvement with no detriment to the borough

Mayor Mahr moved to approve and was seconded by Mr. Juckes.

Ayes: Mahr, Juckes, Flowers, Blechinger, Wheeler, Molenaar, Seefeldt, Sherry, Zucker

Motion carries.

**Other Discussion**

The board was advised that the 2016 budget will remain at 2015 funding levels.

The board was advised of 2016 Committee Assignments

**Open to the Public**

Ms. Kim Jackson asked for an explanation of the Minutes revision for the October 28, 2015 hearing. Ms. Hoynes explained that due to the absence of several members from the First Hartford/CVS hearing on October 28, 2015, a verbatim transcript was produced of that hearing.

The revision approval was sought to include the verbatim transcript as part of the official record.

**Adjournment**

Motion made and seconded to adjourn at 9:45 PM.

Respectfully submitted:

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Pat Hoynes, Planning Board Secretary