

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**July 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 7:30 PM.

Present: Flowers, Molenaar, Sherry, Lysicatos, Keeler, Steigerwald, Lee, D'Appolonia, Sullivan, Bondar, Russel (planner)

Absent: Mahr, Blechinger, Juckes, Seefeldt,

**Applications Carried to August 31, 2016**

Block 50, Lot 30 (return to PSEG Tower)  
55 North Avenue  
Verizon

Block 102, Lot 33 (bulk)  
17 Pandick  
Clark

**Swearing in**

Catherine D'Appolonia Esq. administered and witnessed member oaths as follows:

John Steigerwald: Class IV, Alternate #4, Exp. 12/31/16  
Mike Lysicatos: Move to Class IV Member, Exp. 12/31/18

**New Business**

**Block 64, Lot 16 (minor site plan), 56 S. Martine Avenue, Frank's Auto**

Richard Cohen Esq. represented the applicant in this matter.

Mr. Thomas Quinn of EKA was offered and accepted as an expert engineering witness.

Mr. Quinn testified regarding the nature of the current commercial activity on the property and how the designed improvements will address the related problems. Applicant intends to remove the two driveways closest to the intersection of Martine & LaGrande Avenues and create a one-way traffic flow across the property. Customers will enter the property on Martine Avenue and depart onto LaGrande Avenue

Because of the nature of the property, and particularly the propinquity to a highly trafficked corner, the applicant is limited in the ability to produce a vegetative buffer. Applicant has presented a small corner planting area to address the requirement.

Mr. Quinn also testified that the applicant has agreed to construct a 5' sidewalk along the LaGrande Avenue side of the property, linking up their newly constructed sidewalk with the recently constructed sidewalk in front of Fanwood Crossing III.

Further, Mr. Quinn testified (and Mr. Constandi affirmed) to the applicants agreement to a rear yard access easement for the purpose of allowing the Borough to construct a walkway with vegetative buffers between the rear of this property and the Fanwood Crossing III building. Mr. Quinn introduced Exhibit A1, a drawing depicting this easement area and possible walkway configuration. This walkway is to be at Borough expense. Although the easement is not yet in place, applicant will work with borough professionals to finalize the easement.

Mr. Michael Savarese was offered and accepted as an expert architect witness. Mr. Savarese described the design of the building as being driven by the Borough's design guidelines and input from the Technical Review Committee meetings. It was generally agreed that the building is attractive and will be a positive addition to downtown.

Applicant & owner Mr. Frank Constandi testified that this upgrade was driven by the need for an additional bay in order to increase staff productivity and to provide an attractive building to comport with the Borough's Downtown Redevelopment Plan.

Mr. Lysicatos moved to approve the amended application, seconded by Mr. Molenaar.

Ayes: Lysicatos, Molenaar, Lee, Flowers, Sherry, Keeler, Steigerwald

Motion carries.

### **Resolutions**

#### **Block 111, Lot 18 (fence) 1 Shady Lane, Marchand**

The board unanimously approved the resolution for a six-foot fence where four feet is permitted. Applicant was also granted relief from the requirement to provide a vegetative buffer.

Mr. Molenaar moved to approve, seconded by Mr. Lysicatos

Ayes: Molenaar, Lysicatos, Flowers, Sherry

Motion carries

#### **Block 100, Lot 15 (bulk) 112 Helen St., Flood**

The board unanimously approved the resolution for rear yard and building coverage variances related to the construction of a rear patio..

Mr. Molenaar moved to approve, seconded by Mr. Lysicatos

Ayes: Molenaar, Lysicatos, Flowers, Sherry

Motion carries

**Block 55, Lot 4 (use) 25 South Avenue, 1<sup>st</sup> Hartford (CVS)**

The board unanimously approved the resolution denying approval of several variances related to construction of a CVS drug store at the above-referenced location.

Mr. Molenaar moved to approve, seconded by Mr. Lysicatos

Ayes: Molenaar, Lysicatos, Flowers, Sherry

Motion carries.

**For the Good of the Order**

Mr. Flowers acknowledged the recent passing of Planning Board member and friend Joan Wheeler. A valued member of this body, she will be missed.

**Adjournment**

Motion made and seconded to adjourn at 8:25 PM.

Respectfully submitted:

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Pat Hoynes, Planning Board Secretary