

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, 1st 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:

Pat Hoynes, Planning Board Secretary