

PLANNING BOARD OF THE BOROUGH OF FANWOOD
Regular Meeting Minutes
February 22, 2017

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: William Lee, Dennis Sherry, Teresa Keeler, David Blechinger, Teresa Seefeldt, John Steigerwald, Adam Matty, Michele Moore, Hans Ruhlandt, Catherine DeAppolonio, Ray Sullivan, Megan Stanley (CME) Antonios Panagopoulos

Absent: Mayor Mahr, Jack Molenaar, Matthew Juckes, Patrice McMorrow, Michael Lysicatos,

Oath of Office

The Oath of Office was administered to Mr. William Lee, Class I Planning Board member.

Minutes:

The Board unanimously approved the minutes for the January 25, 2017 Regular Meeting.

Old Business

Block 55, Lot 30, 55 North Avenue, Verizon

Acting Chairman Sherry announced that the above-referenced application will continue to be carried to the March 22, 2017 hearing.

New Business

Block 55, Lot 1, 1 South Avenue, New Cingular/T Mobile

Christopher Quinn, Esq. and Jennifer Knarich, Esq, were sworn in as attorneys respectively for New Cingular & T-Mobile, for this application to extend their years-long stay on the temporary cell tower at the above-referenced location.

The Planning Board attorney announced her intention to provide 2 separate resolutions. It was also discussed that while New Cingular (ATT) had indeed been granted a previous extension that ended in February 2017, T Mobile had not secured an extension despite being directed to do so at an earlier hearing. Despite this lapse, the Borough Attorney allowed testimony to continue.

Engineer Mr. Frank Parzden of Maser Consulting was offered and accepted as an expert witness via a vis radio frequency.

Applicant testimony focused on the complex nature of this task; being the design, permitting, sourcing and installation of their specific equipment needs in concert with PSEG's ability to shut down the power on the destination towers in order to install the cellular equipment. PSEG must work with the national grid to coordinate the shutdown. Scheduling a shutdown is beyond the control of either the applicant or PSEG alone.

The applicant offered testimony as to the status of their own project(s) and appeared to be making slow but steady progress. It does not appear that the applicant is holding up the process as no cell equipment has been returned to PSEG towers anywhere on our line since the PSEG Northeast Grid Reliability Project was begun.

A member of the public Mr. Raymond Rogers, addressed the applicant for an understanding of anticipated timing and the status of the applicant's contracts with PSEG for siting on the cell tower. Applicant testified that they have a solid contract with PSEG and see no impediments to ultimately returning to the tower.

In light of the several extensions to date, the Board opined that a 24-month extension (6 months more than the requested 18 months) should be granted in order to avoid a duplicative return to the Planning Board.

Block 55, Lot 1, 1 South Avenue, New Cingular

Ms. Seefeldt moved to approve the application, adjusting the requested extension to 24 months and urging the applicant to work diligently in order to be prepared when PSEG announces a shutdown. Mr. Blechinger seconded the motion:

Ayes: Seefeldt, Blechinger, Lee, Sherry, Keeler, Steigerwald, Matty, Moore, Ruhlandt

Motion carries

Block 55, Lot 1, 1 South Avenue, T-Mobile

Mr. Blechinger moved to approve the application, adjusting the requested extension to 24 months and urging the applicant to work diligently in order to be prepared when PSEG announces a shutdown. Ms. Seefeldt seconded the motion:

Ayes: Blechinger, Seefeldt, Lee, Sherry, Keeler, Steigerwald, Matty, Moore, Ruhlandt

Motion carries

Block 64, Lots 6.02, 17-21, 225 LaGrande, Station Square

Richard Scholnick, Esq. represented the applicant on this request to amend the resolution for account for increased building height and potential setback encroachment.

Joseph DeLujia (sp?) was offered and accepted as an expert in the field of architecture and describe the building changes. The façades of several of these attached townhomes were moved forward by approximately two feet to increase the visual relief and increase the internal square footage. This shift produced a de minimus encroachment on the rear/side yard setback. Due to the fact that the encroachment was small and related to stoops and bay windows, the board accepted these changes and opined that the final product was more attractive than originally presented.

Mr. DeLujia also pointed out that although the building height is now listed as a different number, there were no changes to the building height. This is due to the fact that the building height was incorrectly calculated on the original application. The height increase does not trigger a deviation.

Sean Savage was offered and accepted as an expert in civil engineering and testified to the sufficiency of current stormwater measures to capture water in light of the increased impervious coverage caused by the larger building footprints. Mr. Savage pointed out that the system currently designed can easily manage a 100% impervious on this parcel and agreed to use pervious concrete throughout to provide an added measure of protection.

Comments relating to the size of the roadway were offered by the Fire Department in written form. While these comments were seriously considered, since no comments were offered by the Fire Department at the time of the original application and because the current application did not relate to changes in the roadway, it was agreed that any fire safety concerns would be appropriately left to the permit review process.

Mr. Blechinger moved to approve the application as presented, seconded by Ms. Seefeldt.

Ayes: Blechinger, Seefeldt, Lee, Sherry, Keeler, Steigerwald, Matty, Moore, Ruhlant

Motion carries

Resolutions

Block 79, Lot 1, 96 South Avenue, Markham (2 family -use variance)

The board unanimously approved the above referenced application as follows:

Moved by Ms. Keeler, Seconded by Ms. Moore

Ayes: Keeler, Moore, Sherry, Matty, Ruhlandt

Block 56, Lot 16, 71 LaGrande, Slack (bulk)

The board unanimously approved the above referenced application as follows:

Moved by Ms. Keeler, Seconded by Ms. Moore

Ayes: Keeler, Moore, Sherry, Steigerwald, Matty, Ruhlandt

Block 71, Lot 17, 8 Ranier Road, White

The board unanimously approved the above referenced application as follows:

Moved by Ms. Keeler, Seconded by Ms. Moore

Ayes: Keeler, Moore, Sherry, Steigerwald, Matty, Ruhlandt

Adjournment

Motion made and seconded to adjourn at 9 PM.

Respectfully submitted:

Pat Hoynes, Planning Board Secretary