

PLANNING BOARD OF THE BOROUGH OF FANWOOD
Regular Meeting Minutes
May 24, 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 7:33PM.

Present: Teresa Keeler, Jack Molenaar, Matthew Juckes, Teresa Seefeldt, Dennis Sherry, John Steigerwald, Hans Ruhlandt, Catherine DeAppolonio, Ray Sullivan

7:45 Arrival: Mike Lysicatos

7:50 Arrival: Michele Moore

Absent: Mayor Mahr, David Blechinger, Adam Matty, William Lee

Minutes:

The Board unanimously approved the minutes for the April 26, 2017 Regular Meeting

The board unanimously approved the request to change the order of the agenda in order to await latecomers.

New Business:

Block 85, Lot 11, 178 Herbert Ave, Colabraro (bulk)

Ms. DeAppolonio administered the oath to property owners Richard & Jaclyn Colabraro. Due to the lateness of this application, there were no comments from boards/committees.

Mr. Colabraro testified that they purchased “neighborhood” not house, and would like to expand the living space of their home. Due to the limits of this 50 x 100 lot, which is already developed to 57.14% improvement coverage, their options are limited. The Colabraro’s have designed a project which does not increase the footprint to include a new screened porch, and a second-floor addition above an existing porch. Citing the existing conditions on the property the board appreciated the homeowner’s willingness to limit any expansion.

Mr. Molenaar moved to approve with a second from Ms. Seefeldt.

Ayes: Molenaar, Seefeldt, Juckes, Sherry, Keeler, Lysicatos, Steigerwald, Ruhlandt

Block 7, Lot 4 15 Madison Avenue, Mintz (2nd driveway)

Ms. DeAppolonio administered the oath to property owner Mark Mintz.

Mr. Juckes recited the following reports:

DPW: no objection

Construction: no objection

Fire Department: no objection

Environmental Commission: consider rain garden near patio to reduce offsite water runoff.

Mr. Mintz explained the peculiarities of his lot, being on the corner, near an elementary school. There is no street parking. Mr. Mintz' current driveway on Willow is not sufficiently long to park in the driveway and leave a clear walkway. Mr. Mintz proposes a driveway off of Madison where there is room. Mr. Mintz is hoping to tie this job in with the proposed Madison Avenue reconstruction project.

Mr. Steigerwald voiced a concern about potential urbanization of the borough with the increase of cars and driveways.

Given the parking restrictions and Mr. Mintz limited options the board agreed to this proposal.

Ms. Moore moved to approved with a second from Mr. Molenaar.

Ayes: Moore, Molenaar, Juckes, Sherry, Keeler, Lysicatos, Seefeldt, Ruhlandt

Nay: Steigerwald

Block 7, Lots 4 & 5, 15 & 18 Madison Ave., Estate of Kolvites (minor subdivision)

Applicant was represented by Matt Van Atten, Esq. and Mr. Jim Watson was offered as an expert in surveying & planning. Mr. Watson was accepted as an expert in surveying,

Mr. Juckes recited the following reports:

DPW: no objection

Environmental: no objection

PD: no objection

Bd. Of Health: no objection

Fire Department: no objection

Mr. Van Atten outlined that this subdivision had been approved by this board in 2000, but never perfected by the applicant. Both property owners believed the property had been properly subdivided and maintained the two properties per the subdivision. The applicant seeks to correct the record.

The board saw no objection to approving this subdivision and Mr. Molenaar moved to approve, with a second from Ms. Seefeldt.

Ayes: Molenaar, Seefeldt, Juckes, Sherry, Keeler, Lysicatos, Steigerwald, Moore, Ruhlandt

Carried:

The following two applications were carried to the June 28, 2017 meeting by public announcement.

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

Block 38, Lot 3, 389 Midway, Loureiro (driveway expansion)

Correspondence:

The board reviewed Ord. 17-07-R regarding safeguards from potential pipelines and spoke in support, citing the dangers of a leak to the drinking water statewide. The board requested the Board Secretary to convey that support to the Council.

Resolutions

Block 58, Lot 23, 95 Farley, Beck (bulk)

Ms. Seefeldt moved to approve, with a second from Ms. Moore.

Ayes: Seefeldt, Moore, Sherry, Molenaar, Lysicatos, Steigerwald, Ruhnadt.

Motion made and seconded to adjourn at 8:30PM.

Respectfully submitted:

Pat Hoynes, Planning Board Secretary