

PLANNING BOARD OF THE BOROUGH OF FANWOOD
Regular Meeting Minutes
April 22, 2015

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: Dale Flowers, David Blechinger, Laura DeGennaro, Matt Jukes, Joan Wheeler, Dan Zucker, Bill Lee, Ray Sullivan, Peter Bondar, Catherine DeAppolonio

Absent: Mayor Mahr, Jack Molenaar, Dennis Sherry, Teresa Seefeldt, Teresa Keeler, Mike Lysicatos,

Minutes: March 25, 2015 minutes were approved by a unanimous vote of eligible voters.

New Business

Block 15, Lot 12, 21 Woodland Avenue, O'Brien (bulk)

The Planning Board, with one "No" vote, approved with conditions, Mr. Richard O'Brien's application for a home expansion to include 2 stories, a family room and additional bathroom. Applicant expressed a desire to host family visits from his far-flung relations. Mr. O'Brien also desires to improve the property to a more saleable condition given the present-day expectations for a single family home.

The applicant sought variances to increase improvement coverage to 39.41%, as well as approval for several site-specific preexisting non-conforming conditions, such as lot wide, lot area, front yard setback and driveway set off.

Mr. Blechinger expressed a wish for Mr. O'Brien to pare down the impervious coverage. This was not agreed.

The board rejected a variance request for a negative driveway set off, requiring the applicant to remove the small piece of blacktop which intrudes on the neighboring property.

Applicant agreed to this condition. Mr. Zucker moved to approve, seconded by Ms. Wheeler.

Voting as follows:

Ayes: Zucker, Wheeler, Lee, Jukes, Flowers, DeGennaro

Nays: Blechinger

Block 82, Lot 17, 112 Vinton Circle, Antonellis (bulk)

The Planning board, with one "No" vote, approved with conditions, Mr. & Mrs. Gerard Antonellis' application for landscape/site work that has already been performed. Applicant

expressed credulity when questioned about why no permits were sought, claiming his contractor was directed to take care of permitting.

The applicant sought variances for fence setback, (onto neighboring property) driveway setback, driveway width, accessory structure and improvement coverage increase to 40%.

One witness, Allison Greco Sorace, whose property is directly affected by the placement of the fence on her property, expressed frustration that the applicant had misrepresented his intentions; she did not anticipate an expansion of the driveway. Mr. Antonellis claimed not to have expanded the driveway. It was later confirmed through examination of Mr. Antonellis' photographs that the driveway had indeed been expanded beyond its original boundaries.

Ms. Sorace also reports that at some point in time during construction the applicant removed her marker pins delineating the property line. Ms. Sorace is now unsure of the placement of her property line and believes it may be beneath the newly expanded blacktop driveway.

A compromise was reached where the Antonellis' would either remove the existing fence or bring it onto their property line.

Mr. Blechinger expressed a wish to deny the application and have the Antonellis' to restore their property to 35% coverage, while Chairman Flowers' preferred approach was compromise. A compromise was reached that the Antonellis' would work with the Borough Engineer to install sufficient storm water management to address the increase of impervious to 40%. The applicant has the option to reduce his impervious and thereby reduce the storm water management obligation.

Discussion

South Avenue Corridor Ordinance Review

In response to the 4/21.15 request from Administrator/Clerk McGovern, the Planning Board reviewed the above-referenced ordinance for compliance with their direction. It was agreed that the ordinance was well-written and easily comprehensible for the average reader. A suggestion made by Board Member Lysicatos regarding the possible inclusion of "green building/maintenance" requirements. This suggestion, along with the board's general approval, will be shared with Administrator/Clerk McGovern.

Adjournment

Mr. Zucker's motion to adjourn carries.

Meeting adjourns at: 9:30 PM

Respectfully submitted:

Pat Hoynes, Planning Board Secretary