

PLANNING BOARD OF THE BOROUGH OF FANWOOD
Regular Meeting Minutes
July 25, 2018

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: Matt Juckes, Dennis Sherry, John Steigerwald, Adam Matty,
William Lee, Catherine DeAppolonio, Ray Sullivan

Absent: Mayor Mahr, Kevin Boris, Jack Molenaar, David Blechinger,
Michael Lysicatos, Teresa Seefeldt, Michele Moore, Amy
Lumpkin

Approval of June 27, 2018 Minutes

Mr. Sherry moved and Mr. Matty seconded approval of the May 23, 2018 minutes as submit.

Ayes: Sherry, Matty, Steigerwald

Motion carries.

New Business

Block 39, Lot 26 , 351 Midway, Pearce (bulk)

Ms. DeAppolonio administered the oath to property owner Steven Pearce. Because Mrs. Pearce, who wrote out the application, is NOT the property owner, Mr. Pearce was questioned as to his permission for Amy Pearce to make application for this property. Mr. Pearce assented that he fully supported his wife's application on his behalf.

The board approved Mr. David Baily as expert in architecture for the purposes of this hearing

Mr. Juckes read the following reports into the record:

Bd. Of Health: No objection

Police: No objection

Fire Department: No objection

Environmental: No objection, but an effort should be made to replace lawn areas with native plants to increase stormwater infiltration on site.

Construction: no objection

DPW: no objection

Mr. Pearce testified that he had purchased his home as a single man and now his circumstances have changed. He has been delighted with his home in Fanwood and had hopes to improve his property so that he and his growing family could remain in town. Testimony was then taken over by the architect, who described the improvements in great detail, explaining the proposed expansion of living space.

It was agreed that the lot shape is a hardship and that the applicant has repurposed the impervious coverage very productively. It was also agreed that it was interest of the community to allow residents to improve their homes in order to remain in town.

Applicant agreed to the minimal engineering requirements identified by Mr. Panagopolous in his 7/23/18 Engineering Review. He also agreed that the aesthetics of the final product would be pleasing with uniform siding on all four sides.

No one from the public appeared to support or contest this application.

Mr. Sherry moved to approve with the condition that stormwater requirements are met and that the final construction will present a uniform look vis a vis siding or paint, on all four sides. Seconded by Mr. Matty.

Ayes: Sherry, Matty, Lee, Juckes, Steigerwald

Motion carries

Block 26, Lot 33, 9 Stewart, Coiro/Lavella (bulk)

Ms. DeAppolonio administered the oath to property owner Paul Lavell

Mr. Juckes read the following reports into the record:

Bd. Of Health: No objection

Police: No objection

Fire Department: No objection

Environmental: No objection, but an effort should be made to replace lawn areas with native plants to increase stormwater infiltration on site.

Construction: no objection

DPW: no objection

Mr. Lavella testified that they wished to install a hot tub atop their existing patio. Due to the fact that this is a corner lot, the hot tub is in one of two front yards and requires variance. Had this been an interior lot, no variance would be required.

The board agreed that but for the corner designation this would not require an appearance before the board and they took no issue with the proposal.

Mr. Sullivan pointed out that the installation must follow the Uniform Construction Code, Mr. Lavella agreed.

Mr. Sherry moved to approve with a second from Mr. Matty.

Ayes: Sherry, Matty, Lee, Juckes, Steigerwald

Motion carried.

Resolutions

Block 109, Lot 1 (bulk), 244 Belvidere, Butler (bulk)

Mr. Sherry moved to approve with a second from Mr. Steigerwald

Ayes: Sherry, Steigerwald, Matty

Motion made and seconded to adjourn at 8:15 PM

Respectfully submitted:

Pat Hoynes, Planning Board Secretary