

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**December 19, 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 7:35 PM.

Present: Mayor Mahr, Kevin Boris, Adam Matty, Michael Lysicatos, David Blechinger, John Steigerwald, Teresa Seefeldt, Jack Molenaar, Michele Moore, Catherine DeAppolonio, Ray Sullivan, Jeff Cucinotta, Antonios Panagopoulos, Liz Jeffery

Absent: Matt Juckes, William Lee, Dennis Sherry, Amy Lumpkin,

In the absence of chair and co-chair, Mr. Boris was nominated and unanimously approved to serve as chairman for this meeting.

The November 28, 2018 meeting minutes were approved as submit.

**Block 97, Lot 3 (bulk) 10 Kempshall Terrace, Carty**

The above-referenced application was carried once again to the January 23, 2019 meeting at 7:30 PM at 75 North Martine Avenue, Council Chambers. There will be no further notice.

**Block 55, Lot 1 (redevelopment), 1 South Avenue, Empire Builders**

Joe Paparo Esq. opened his presentation with the acknowledgement that the site in question is a gateway project for the borough and must be treated in that manner. He also points out that existing cell tower will be removed and that all COAH requirements will be met.. He presented Civil Engineer, Maurice Brown, as an expert. Mr. Brown was accepted by the board as expert in his field.

Mr. Brown enumerated the existing site conditions and introduced Exhibit 1, an aerial photo of the site. He made a point of recognizing that the topography is such that the site “sits in a bowl”. He also introduced Exhibit A-2, an altered version of the site plan that was originally submitted. The alteration relates to the inclusion of a security fence and planter boxes.

Mr. Brown described a 1300 sf retail space on the ground level, as well as a stair tower at the rear of the property, with surface parking beneath the structure and one accessible ingress/egress site on South Avenue.

While the parking requirement is 43 spaces, the applicant offers 39, triggering a variance. No argument in support of this variance has been made, but is expected during Planner testimony.

The ground level will also include a Refuse/Recycling station adjacent to Terrill Road, which should not be visible from the street. Mr. Brown suggests that the hardscape design is to mimic that on South Avenue in general.

Mr. Brown went on to describe the single oversized parking space at the northeasterly corner of the site. This spot was designed for use of moving and delivery trucks. Board members pointed out that given the cantilever of the building, no truck higher than 10 feet would be able to turn around to exit, but must back out onto South Avenue. The practicality of such an arrangement was questioned with doubts expressed about residents actually using the spot as outlined.

Similarly, the placement of the trash enclosure was examined for suitability on the same grounds. The applicant attested that arrangements will be made for smaller vehicles to pick up the trash.

Building utilities are expected to be accessible from South Avenue. Stormwater is expected to be collected on site and discharged onto the Borough's drainage system on South Avenue. There was discussion of slowing the dispersal of storm water so as not to overwhelm the public drainage system. The placement of the anticipated electric service box remains undetermined.

The parking area is promised to have suitable lighting, and street lighting on South Avenue is planned to be similar to existing. The plans show bicycle racks for 5 bikes.

A review of T&M's First Engineering Review dated 12/17/18 yielded general compliance and agreement that the applicant will work with professionals. With no testimony from the planner at this time, several items remain unresolved.

On the matter of pervious v. impervious surface, there was some dispute between the civil engineer and architect regarding the actual percentages, but general agreement that a reduction in impervious is the target. Borough Engineer Panagopoulos indicated a desire for environmental studies, which will be provided.

Continuing on the subject of stormwater, Mr. Molenaar points to the 4-foot width abutting the property line and questions plans for that portion of the property. Mr. Lysicatos also pointed out that the front hardscape could be pervious material and also suggested that there is no need for trees on the Terrill Road side of the property.

Mr. Brown addressed the extensive fire report and agreed that he could not satisfy the 20-foot unobstructed width that is required for fire equipment and agreed to a sit down with Fire Officials.

Mr. Panagopoulos expressed his concern about the effectiveness and practicality of the loading area and wonders if the parking spots will be dedicated. He also expressed a concern that the drawing encroaches on Terrill Road. The applicant did agree to have the sewers within their property limits scoped as to determine their condition to function through the life of this building.

The meeting was then opened to the public for questions of Mr. Brown, and Ms. Kathy Kapner of 4 North Avenue spoke of her concerns regarding parking and drainage. It is her past experience that overflow parking from the Goal Post (current Lightbridge property) was a regular feature of life on North Avenue, one she has no wish to re-experience.

She also states that when erecting the Terrill Road wall, the County installed a drain in her rear yard; a drain that is too high to do the job. Thus, given her home is in a low spot, she is concerned about runoff from the proposed construction.

Mr. Paparo presented James Guerra as an expert in the field of architecture, and after a recitation of his credential the Planning Board unanimously accepted him as expert in the field of architecture.

At the first go it was discovered that the zoning information on his plans are incorrect and inconsistent with other parts of this application. He enumerated the various as relating to setback, coverage and parking and explained that the building is anticipated to hold 26 two-bedroom units at an average 800-900 sf each. All apartments will have usable balconies. He pointed out the amenities of a package room and described the building materials as a variety of hardiboard products in a variety of colors, and a stone face product for the lower part of the ground floor façade.

Mr. Guerra was very willing to agree to changes, among which is the removal of the proposed 6-foot security fence on the Terrill Road side of the building, adding parking lot screening with a low wall with lattice above.

Ms. Seefeldt pointed out that the easterly hardscape on the ground floor presents a forbidding face and suggests that it be better used for a livelier visual. Mr. Guerra heartily agreed, explaining that on hearing the board's concerns, it is his intention to shift the retail space over to include the corner and Terrill Rd. side of the building, making a better visual overall.

In revised drawings Mr. Guerra will include air conditioning grilles and is giving serious consideration to raising the floor of the 2<sup>nd</sup> story to allow for a higher vehicle to enter.

There was a short discussion of anticipated pricing of these units, which are smaller than most in our downtown, thus a lower rent will be expected.

Mr. Guerra will bring sample building materials to the next hearing. During public comments Ms. Kapner once again questioned the parking, intrusive lighting and building mass as concerns from her residential zone.

It was agreed to close the testimony at this point and Mr. Boris announced a continuance of this hearing at the January 23, 2019 meeting at 7:30 PM at 75 N. Martine Avenue, with no further notice.

Motion made and seconded to adjourn at 10:15

Respectfully submitted

---

Pat Hoynes, Planning Board Secretary