

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**August 22, 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, Kevin Boris, Dennis Sherry, David Blechinger, John Steigerwald, Teresa Seefeldt, Amy Lumpkin, William Lee, Catherine DeAppolonio

Absent: Mayor Mahr, Jack Molenaar, Adam Matty, Michael Lysicatos, Michele Moore,

**Approval of July 25, 2018 Minutes**

Mr. Sherry moved and Mr. Steigerwald seconded approval of the July 25, 2018 minutes as submit.

Ayes: Sherry, Steigerwald, Juckes

Motion carries.

**New Business**

**Block 40, Lot 16, 51 Oakwood, Perry (bulk)**

Ms. DeAppolonio administered the oath to property owner Anne Marie Perry, and determined that Anne Marie Perry was the married name of Anne Marie Schnur, listed as the owner of the home on tax records.

Mr. Juckes read the following comments into the record:

Board of Health: no objection  
Police Department: no objection  
Construction Department: no objection

Ms. Perry described the need for increased living space in her small home and handed over testimony to James J. Ramentol, licensed architect.

Mr. Ramentol has appeared before this board in the past and was unanimously accepted as an expert in the field of architecture.

Mr. Ramentol described the proposed construction of a new three-season room as using state-of-the-art plastic window elements, with traditional materials to be used for the roof and foundation, which will include a crawlspace.

Photo exhibits A-1 and A-2 were submitted to show the window product and the existing conditions in the neighborhood.

There was discussion regarding the accuracy of all dimensions, with all errors accruing to the benefit going to the applicant. The borough engineer and architect will finalize the numbers prior to issuance of permits, however it was agreed that although the revised numbers might eliminate the need for variances, it would be prudent to secure the variances.

The applicant agrees that pre-and post-construction grading shall remain the same and the applicant will comply with stormwater requirements as designated by the Borough Engineer.

The applicant agreed to move the existing shed in the side yard closer to the house in order to comply with side yard setback requirements.

Mr. Boris moved to approve with the conditions described above, and was seconded by Mr. Sherry.

Ayes: Boris, Sherry, Jukes, Blechinger, Seefeldt, Steigerwald, Lumpkin

Motion carries

### **Resolutions**

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

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

Ayes: Steigerwald, Sherry, Jukes

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

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

Ayes: Sherry, Steigerwald, Jukes

### **Correspondence**

The Planning Board reviewed the resolution of the Borough of Fanwood authorizing the Planning Board to undertake a preliminary investigation to determine whether the lots comprised of the Old South Avenue Corridor (Block 55, Lots 7.01, 8, 9.0101, 9.0102, 10, 11, 11.01, 12 and Block 57, Lot 1) qualify for designation as an area in need of redevelopment pursuant to

N.J.S.A.. 40a:12a-1 et seq. the planning board made a motion which was seconded and voted unanimously to undertake a preliminary investigation to determine if the properties qualify as an area in need of redevelopment.

Mr. Boris moved to approve the action with a second by Mr. Sherry.

Ayes: Boris, Sherry, Juckes, Blechinger, Seefeldt, Steigerwald, Lumpkin.

Motion carries.

**Good of the Order**

The board discussed the need to tighten up application preparation and wish to require stormwater, grading and tree removal plans prior to hearings. They are concerned that there is little assurance that the agreements memorialized in resolutions are complied with. They wish to tighten up the entire process. Ms. DeAppolonio and Mr. Panagopoulos will work together to determine what directives are already enshrined in our code and make recommendations for improvements.

Motion made and seconded to adjourn at 8:40 PM

Respectfully submitted:

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Pat Hoynes, Planning Board Secretary