

PLANNING BOARD OF THE BOROUGH OF FANWOOD

Regular Meeting Minutes

March 27, 2019

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: Kevin Boris, David Blechinger, Michael Lysicatos, Teresa Seefeldt, Dennis Sherry, Adam Matty, Amy Lumpkin, Michele Moore, Jack Molenaar, Diane Dabulas, Ray Sullivan

Absent: John Steigerwald, William Lee

Late: 7:40: Matt Jukes
7:45: Colleen Mahr
7:55: Anthony Carter

Approval of Minutes

The February 27, 2019 minutes were offered for approval. Mr. Blechinger moved to approve with a second by Ms. Seefeldt.

Ayes: Blechinger, Seefeldt, Matty, Moore, Molenaar.
Motion Carries

Old Business:

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

This matter was carried to the April 24, 2019 meeting date at 7:30 PM in the Council Chambers at 75 N. Martine Avenue, Fanwood. The applicant will be contacted to advise that they will be required to re-notice before returning. An offer to dismiss without prejudice will be made to applicant.

New Business:

Block 10, Lot 15, 221 Martine, Fanwood Chemical (Certificate of Continued Use)

Cynthia Ann DeLisi, Esq., presented the case for the applicant, Vincent DeLisi. Ms. Dabulas administered the oath to Mr. DeLisi.

Mr. Sherry read the comments as follows:

Public works: no objection
Historic: no objection
Construction: no objection
Board of Health: no objection

Ms. DeLisi outlined the history of the property, as supported in documentation appended to the application. This includes:

- a 1973 Planning Board resolution indicating that the creation of a two-family home was denied.
- A 1977 letter from Zoning Officer Geuder describing the property usage in the configuration of two-offices and one apartment” is protected as a preexisting, nonconforming use.”

Testimony reveals that the property has been operating as a two-office, one apartment use for several decades. The applicant proposes continuing the same usage, merely wanting to get the designation recognized for future potential sale.

It is agreed that if the property were to discontinue the current use it would revert to single family residential.

The meeting was opened to the public and resident Sue Doliber of 199 North Martine questioned future uses should the property be sold. Ms. Doliber was assured that the property may only continue as an office/apartment or single-family residential use.

Resident Dina Camisa of 5 Pleasant Avenue voiced a concern regarding parking. It appears that Ms. Camisa was referencing the wrong parcel with her concern and was assured that this site has sufficient parking on site in the rear of the building.

With no further comments the meeting was closed to the public. Firm in the understanding that this action would not broaden the uses available to the site in future, Mr. Boris moved to approve the application as submit. Ms. Seefeldt seconded the motion.

Ayes: Boris, Seefeldt, Sherry, Blechinger, Lysicatos, Matty, Lumpkin

Motion carries.

Correspondence

Resolution 19-07-R (Density Cap)

Borough Council sought comments from the Planning Board on the subject of the proposed Density Cap Ordinance

Presented by Zoning Officer Sullivan, it is proposed to apply a density cap of 32 units/acre for properties within the Commercial Corridor Zone District. The intent is to promote a “village atmosphere”, using the density cap as an additional tool to guide development.

While some board members were in full support others were less sanguine, suggesting that the limit would might discourage growth. Mayor Mahr indicated that it was the intent of the Council to limit growth on small parcel developments.

A contentious debate ensued ending with the decision to postpone this discussion until the professionals who contributed to the ordinance be on hand for the discussion. It was agreed to bring them in at the next available opportunity; likely the April 17th or 24th hearing dates.

The Borough Council will be notified that a decision has not yet been made, requesting a delay in Council deliberations on the matter.

Resolutions:

Block 7, Lot 1, 186 Hunter, Ferreira (bulk)

Mr. Jukes moved to approve as submit with a second by Mr. Blechinger.

Ayes: Jukes, Blechinger, Carter, Seefeldt, Matty, Molenaar, Moore

The meeting was once again opened to the public, with no comments offered.

Motion made and seconded to adjourn at 8:45 PM.

Respectfully submitted

Pat Hoynes, Planning Board Secretary