

PLANNING BOARD OF THE BOROUGH OF FANWOOD

Regular Meeting Minutes

April 22, 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: Anthony Carter, Kevin Boris, Teresa Seefeldt, Dennis Sherry, Adam Matty, Michele Moore, Jack Molenaar, William Lee, Diane Dabulas, Ray Sullivan

Absent: Mayor Mahr, Matthew Juckes, John Steigerwald, Amy Lumpkin

Late: 7:35: David Blechinger
7:40: Mike Lysicatos

Approval of Minutes

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

Ayes: Boris, Seefeldt, Sherry, Matty, Moore, Molenaar
Motion Carries

Old Business:

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

This matter has been carried on the Agenda since its first and only meeting in December 2019. With no new application on the table, this matter will be dismissed without prejudice. No fees will be charged for revised application.

New Business:

Mr. Sherry requested and received a unanimous voice vote to change the order of the agenda, putting the Block 115, Lot 12 application first and the Block 29, Lot 14 application second.

Block 115, Lot 12, 35 Shady Lane, Weaver (patio)

Ms. Dabulas administered the oath to Jessica Weaver.

Mr. Sherry read the following reports into the record:

Fire Department: no objection
Police: No objection
DPW: no objection

Ms. Weaver testified that the yard is a bit of a mud pit due to the lack of sun, she wants to square off the patio so as to provide a safer, flatter surface.

Undersized lot presents a hardship, but the applicant will commit to the installation of a drywell as directed by the Engineer. She has already been in discussion with the engineer and they have agreed to an approach already.

Mr. Boris indicated that the borough is better off for this application because although this change represents an increase in impervious coverage, approval of same gives the borough the opportunity to address stormwater runoff from the property.

The meeting was opened to the public, and with no comment, closed.

Mr. Blechinger commented that the plan seemed well prepared and the board voiced general agreement.

Mr. Boris made a motion to accept the application, with the condition of stormwater management work with the Borough Engineer, Ms. Seefeldt seconded.

Ayes: Boris, Seefeldt, Lee, Carter, Sherry, Blechinger, Matty, Moore, Molenaar

Motion Carries

Block 29, Lot 14, 102 Willoughby, Hagopian (bulk)

Ms. Dabulas administered the oath to Michele and Richard Hagopian.

Mr. Sherry read the following reports into the record

Fire Department: no objection
Police: No objection
DPW: no objection
Construction: no objection
Board of Health: no objection

Mr. Sullivan described the variances on this application as being for setbacks and improvement coverage. The applicant also desires an 18-foot-wide driveway, but that is permissible.

Ms. Hagopian testified that after 12 years she is finally getting the home she wanted including expanded living space inside and out. This is also intended to improve the curb appeal of the property.

The current patio started out as a poorly design sun room and was squared off on the rear of the house.

The applicant unequivocally agrees to do the stormwater management improves that a project of this size will incur.

The board was concerned about the overall improvement coverage but noted that this is a substandard lot and if it were standard, the applicant would only be at 30.53% coverage and not require that variance.

The meeting was opened to the public, and with no comment, closed. Mr. Blechinger again raised the width of the driveway. Mr. Sullivan began to ask the applicant if they would be agreeable to narrowing the driveway when Mr. Boris stopped him, saying that he had no trouble with the driveway and would not ask the applicant to change it. That comment marked the end of board discussion.

Mr. Lysicatos moved to approve the application with the condition of complying with all stormwater management requirements imposed by the Borough Engineer. Mr. Boris seconded.

Ayes: Lysicatos, Boris, Lee, Carter, Sherry, Blechinger, Seefeldt, Matty, Moore

Motion carries.

Correspondence

Resolution 19-07-R (Density Cap)

It was agreed that discussion of this topic will be tabled until we can hear from the board planner and engineer on this issue. They will be scheduled to appear at the May 22, 2019 hearing for this purpose

Other Discussion

Planning Board Application Revisions

Mr. Sullivan presented the updated forms and described the process of updating, working with the borough engineer and economic development director. The process included reviewing applications from nearby and rewriting our current material to comport with borough ordinances.

The objective of the project is to ensure that applicants arrive at their Planning Board hearing prepared with all appurtenant plans, such as stormwater management and tree replacement, in place. This is intended to be a step towards accountability with applicants being held to their commitments.

The board expressed their appreciation to Ray for all the work this effort obviously required.

Resolutions:

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

Mr. Blechinger offered a motion to approve with a second from Mr. Boris.

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

Motion Carried.

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

Motion made and seconded to adjourn at 8:30 PM.

Respectfully submitted

Pat Hoynes, Planning Board Secretary