

PLANNING BOARD OF THE BOROUGH OF FANWOOD

Regular Meeting Minutes

January 22, 2020

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, David Blechinger, Matt Juckes, Dennis Sherry, John Steigerwald, Adam Matty, Michele Moore, Diane Dabulas, Ray Sullivan

Absent: Colleen Mahr, Kevin Boris, Mike Lysicatos, Teresa Seefeldt, Jack Molenaar, Amy Lumpkin, William Lee

Election of Officers:

With Ms. Dabulas presiding, Mr. Carter offers Matt Juckes as candidate for Chair of the PB for 2020, Mr. Sherry seconded.

Ayes: Carter, Sherry, Juckes, Blechinger, Steigerwald, Matty, Moore

Motion Carries

Mr. Juckes assumes the seat of chairman.

Ms. Moore offers Mr. Sherry as candidate for Co-Chair of the PB for 2020, Mr. Blechinger seconded.

Ayes: Moore, Blechinger, Juckes, Carter, Sherry, Steigerwald, Matty

Motion carries

Mr. Sherry assumes the seat of co-chairman.

Mr. Juckes offers Rogut McCarthy as PB Attorney, Mr. Blechinger seconds.

Ayes: Juckes, Blechinger, Carter, Sherry, Steigerwald, Matty, Moore

Mr. Juckes offers T&M Associates to serve as PB Planner. Mr. Sherry seconds

Ayes: Juckes, Sherry, Carter, Blechinger, Steigerwald, Matty, Moore

Mr. Juckes offered Pat Hoynes as PB Secretary, Mr. Sherry seconds.

Ayes: Juckes, Sherry, Carter, Blechinger, Steigerwald, Matty Moore

Motion carries.

Minutes Minutes of December 18, 2019 meeting was approved by unanimous vote.

Good of the Order

David Schwartzberg from the Fanwood Environmental Commission addresses the board on the subject of rain garden, describing them as being planted with native species, adapted to survive in local conditions. The recommended plants for a rain garden drain water into the ground and limits water contamination by allowing it to percolate through the soil. Fanwood experienced approximately 49” rain/annum.

Mr. Schwartzberg offered a document on the subject from Rutgers University, which has been share with all board members.

The board was appreciative of this presentation and agrees that rain gardens are a worthy subject of discussion and when appropriate, the PB will recommend their adoption in order to mitigate storm water.

New/Carried Business

Block 38, Lot 12, 380 North Avenue, Pratt (subdivision)

Chairman Juckes recuses from this application due to proximity to his own home.

Mr. Sherry assumes the chair and reads the related reports as follows:

- Bd, of Health: no objection
- Historic Preservation: no objection
- DPW: no objection. Points out North Ave. is under 3-year moratorium and curb to curb paving is required for curb depression & utility work as per Engineer’s report.
- Construction: no objection
- PD: no objection
- Fire Dept: no objection
- Environmental: no objection,

Shade Tree: and advises that Mr. Pratt has been an exemplary applicant working closely with the commission to draw up an acceptable tree removal/. replacement plan.

Chuck Whelan, Esq appears on behalf of the applicant.

Mr. Thomas Quinn of EKA is presented and accepted as an expert in engineering. He offers and describes the 7-page plans that are presented as part of the application, asserting that no variances are required.

He points to Sheet 7 for an overview showing over 100 trees on the property and that it currently exists with an extreme slope.

Moving to Sheet 2 Mr. Quinn outlines the proposed 3 additional lots stating that all lots meet all requirements.

Moving to Sheet 3 Mr. Quin describes the lot layout, showing that potential homes can co-exist on these lots with no damage to the remaining trees. He further asserts that 29 additional trees will be planted and described 600 cf. drywells as being proposed for the rear yards.

There follows a brief discussion of the requirement to repave curb-to-curb with the applicant believing the paving to the mid-line was sufficient. This notion was disabused by the engineer and the reality of curb-to-curb paving as a requirement was accepted by the applicant.

Mr. Quinn notes that the applicant is willing to comply with the requests of the Environmental Commission vis a vis tree selection, but NOT with respect to their request that the applicant secure a landscape architect. Mr. Quinn says they will request a waiver from that request due to the fact that Mr. Pratt and Mr. Falco of the Shade Tree Commission have already prepared what can be considered to be a tree removal/replacement plan

Mr. Quinn agrees to all the conditions of the T&M Engineering Review dated 1/22/20

At 8:45 PM the meeting is open to the public and. Ms. Rose Cubban, a neighbor to the north, expresses her concern about drainage. Mr. Quinn responds that water from this property should not affect her home on the far side of North Avenue.

Ms. Scott Hunsinger of 371 North echoes Ms. Cubban's complaint stating that a "river" of storm overflow runs between his and Ms. Cubban's property, and that the water pools to as much as 8 inches.

Further discussion suggests that the subject properties should have no impact on the above-described flooding due to the fact that North Avenue crests at the midline and that the forces of gravity make this scenario impossible.,

Mr. Hunsinger questions how the builder will be held to account in the case that there is excess stormwater flow towards his property and questions whether or not the remaining Pratt lot could not be subdivided sometime in the future.

The board replied that indeed a subdivision would be possible but that variances would be required and the neighborhood would receive public notice of any application.

Meeting is closed to the public.

Mr. Whelan reiterates his request that no landscape architect be required.

Mr. Panagopoulos recommend PSEG tree requirements be followed on the street side of the property and agrees that no landscape architect should be required. He recommends that the Shade Tree Commission be the final arbiter an all calls related to trees on this property.

Mr. Blechinger objects and suggests that the Environmental Commission recommendations apply between the proposed homes.

Ms. Moore asks why Mr. Pratt put so much energy into the tree plan.

Mr. Pratt says his is responsible for the plan, not the execution and it is his desire to sell all of the properties and that the approved plans will be part of the sale.

At 9:15 the meeting is opened to the public, there being no questions, the meeting is closed to the public.

Ms. Moore comments that he appreciates the diligence of the plan and likes the limitation it places on future developers.

Mr. Steigerwald asks what assurances we have of compliance and is told that the Construction, Zoning & Engineering departments are responsible for compliance.

Mr. Blechinger expressed appreciation for the through job the applicant did in preparing this application and moves to approve with conditions relating to the requirement to update the property line tree plan to reflect the wishes expressed by the Environmental Commission. Ms. Moore seconds:

Ayes: Blechinger, Moore, Carter, Sherry, Steigerwald, Matty

Motion Carries.

Resolutions

Block 47, Lot 45, 115 Westfield Avenue, Konstruct (bulk)

Ms. Moore moved to approve the resolution as written with a second from Mr. Steigerwald.

Ayes: Moore, Steigerwald, Blechinger

Motion carries

Block 10, Lot 1, 211 Midway, Caldwell

Ms. Moore moved to approved the resolution as written wit a second by Mr. Blechinger,

Ayes: Moore, Blechinger, Juckes, Steigerwald

Motion carries.

Motion and second to adjourn at 9:55 PM

Respectfully submitted

Pat Hoynes, Planning Board Secretary