PLANNING BOARD OF THE BOROUGH OF FANWOOD

Regular Meeting Minutes

January 27, 2021

In accordance with the Open Public Meetings Act, N.J.S.A. 10:4-6, et seq., and due to the current State of Emergency and Public Health emergency declared by Governor Phil Murphy, pursuant to Executive Order No 103 and/or the "Operational Guidance – COVID-19:Guidance for Remote Public Meetings in New Jersey" dated March 23, 2020, and "Operational Guidance – COID-19: N.J.S.A 40:55D-1. Recommendation for Land Use Public Meetings in New Jersey" dated April 2, 2020 and in an effort to prevent further spread of COVID-19, the May 20, 2020 Planning Board Meetings will be held virtually via Zoom in lieu of an in-person meeting. This meeting is scheduled to commence at 7:30 PM. Members of the public can register to access this virtual meeting by clicking the link provided. Notice of this virtual teleconference meeting was posted at the Borough Municipal Building, posted on the Borough bulletin board designed for that purpose, mailed to the official newspapers as provided by Borough Ordinance, filed with the Municipal Clerk, and on the Borough Website at least 48 hours prior to this meeting given the time, date, location and log-in/call-in information for this virtual teleconference meeting as well as the Planning Board Secretary's contact information to assist anyone lacking he resources or ability for technological access to this meeting.

The meeting begins at 7:32 PM

Present:	Mayor Mahr, Anthony Carter, Matthew Juckes, Michael Lysicatos, Teresa Seefeldt, Adam Matty, Michele Moore, John Steigerwald, Jack Molenaar, Amy Hamill, Diane Dabulas, Ray Sullivan, Antonios Panagopoulos
Absent:	Amy Hamill, Kevin Boris, William Lee

Presentation

Gary Szelc, co-chair of the Fanwood Environmental Commission presented the board with the 2018 Borough of Fanwood Environmental Resources Inventory (found here https://www.fanwoodnj.org/wp-content/uploads/2020/03/20200219095934183.pdf), describing the objective of the EC and its work to be the protection and enhancement of natural resources in the Borough.

New Business

Block 44, Lot 32, 14 Birchwood, Chris Schiro (bulk)

Mr. Juckes read the comment letter into the record as follows:

DPW: no objection
Environmental Commission: suggests runoff management via dry wells or rain garden and the replacement of landscape plants with native trees, plants or shrubs
Board of Health: no objection
Police: no objection
Fire Department: no objection
Construction: no objection

The applicant, Christopher Shiro, was sworn by Ms. Dabulas and passed the discussion to the project architect, Michael Tormey. Mr. Tormey was accepted as a professional by the board and proceeded to describe the requested relief from the front yard setback regulations in order to permit the construction of a front porch. Mr. Sullivan confirmed Mr. Tormey's description of the project and Mr. Panagopoulos outlined that the project in toto, beyond the requirements of the front porch, required a consideration of stormwater and that all excess construction soil must be removed from the property and that no grading may be done without prior approval by Mr. Panagopoulos.

The meeting was opened to the public and several neighbors spoke in support of this application, being Mr. Paul Kobliska, John & Nicole Flecca and Mr. Timothy Kosuda. Each cited their shared commitment to the neighborhood and appreciation for the addition of a front porch.

The Board expressed their general support for porches and an appreciation for the neighborly conditions which appear to prevail.

Ms. Seefeldt moved to approve with a second from. Lysicatos.

Ayes: Seefeldt, Lysicatos, Mahr, Juckes, Carter, Matty, Steigerwald, Moore, Molenaar

Motion carries

Block 16, Lot 2, 136 N. Martine, Diaz/LasLuisa (bulk)

Mr. Juckes read the comment letter into the record as follows:

DPW: no objection
Environmental Commission: suggests onsite management of stormwater runoff, either by dry well or rain garden
Board of Health: no objection
Police: no objection
Fire Department: no objection
Construction: no objection

The applicants, Claudia Diaz and Oscar LasLuisa, we sworn by Ms. Dabulas and represented themselves throughout.

Mr. Sullivan outlined the history of this application as having been before the board and received approval for the same project in 2013. As no action was taken by the applicant, the prior approval has expired. While the project documents include a driveway expansion and patio, these improvements are NOT part of this application. The purpose of this application is solely to expand the home with a "box on box".

The application for variance is required for the pre-existing non-conforming side yard setback that will be continued upward with this project.

The meeting was opened to the public with comments from Mr. Michael Prasad. Mr. Prasad questioned the scope application and some of the language on the application. He was fully in support of the home addition citing the expectation that their improvement will benefit the entire neighborhood with increasing home values.

Mr. Prasad was thanked for taking the initiative to press for understanding of those items that were unclear.

The merits of the home expansion were supported by the board, particularly in light of the prior approval. Discussion then turned to the matter of commercial vehicles situated on the property. These vehicles are not permitted and it was agreed that a condition of this approval would be the removal of these vehicles from the property, to which the applicant agreed. The applicant also agreed to provide an updated site plan removing the driveway expansion and patio to reflect the true limits of this project. Finally, the applicant agreed to the condition of reseeding the lawn in the area where the commercial vehicles had been.

There was some discussion of the appropriateness of the PB inclusion of the condition related to vehicle removal, believing that it would be better handled through the violation process. Ms. Dabulas asserted that with the applicants before us and in agreement at this time, it was proper to include the condition. The existence of this condition in a PB resolution does not preclude any appropriate body from issuing a violation if the commercial vehicles remain on the property.

Mr. Carter moved to approve with the aforementioned conditions, with a second by Mayor Mahr.

Ayes:

Carter, Mahr, Juckes, Matty, Lysicatos, Seefeldt, Steigerwald, Moore, Molenaar

Motion carries.

Good of the Order

Board Planner Janki Patel of T&M Associates related some of the input she has received from the Green Team, Environmental Commission and several PB members for consideration for inclusion in the Master Plan. There was general support for all of the items mentioned, with a particular focus on the potential uses for the PSEG right of way as open space. Environmental Commission Co-Chair Szelc joined the board in a discussion of the broader possibilities of working regionally on hiking trails and bikeways. She indicated plans to return to the board with a written report at the February 24, 2021 meeting.

Zoning Officer Ray Sullivan introduced a Final Notice of Violation to TD Bank at 590 North Avenue for internally illuminated signs and mentioned a similar condition at the Kwik Mart which will soon be receiving a similar notice.

Resolutions

Block 7, Lot 5.02, 192 Hunter, Amr Mohammed (bulk)

Ms. Seefeldt moved to approve with a second from Mr. Molenaar

Ayes: Seefeldt, Molenaar, Juckes, Matty, Seefeldt, Moore, Molenaar

Motion carries

Block 20,Lot 13, 353 North Avenue, Juckes (bulk)

Mr. Carter moved to approve with a second from Ms. Seefeldt

Ayes: Carter, Seefeldt, Matty, Moore, Molenaar

Motion carries.

The meeting was opened to the public and seeing no-one, closed.

Meeting was adjourned at 9 PM.

Respectfully submitted

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Pat Hoynes, Planning Board Secretary