

PLANNING BOARD OF THE BOROUGH OF FANWOOD
Regular Meeting Minutes
December 20, 2017

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: Jack Molenaar, David Blechinger, Matthew Juckes, Adam Matty, Michele Moore, William Lee, Catherine DeAppolonio, Ray Sullivan, Antonios Panagopoulos

Absent: Mayor Mahr, Michael Lysicatos, Teresa Seefeldt, John Steigerwald, Dennis Sherry

Recusal: Mr. Matty recused from the Mitterhoff application due to an acquaintance with the rear neighbor.

Minutes:

The Board unanimously approved the minutes for the November 29, 2017 Regular Meeting

Old Business

Block 19, Lot 13 (bulk), 117 Pleasant, Mitterhoff

Mr. Foerst outlined the concessions his applicant has made to date and went on to offer a fence height reduction on the rear property line to 4 feet, which will result in a fence height of 7 foot 6 inches at its apex, ranging down as low as 5-foot 5-inches.

The applicant commits to removing the encroachment on the rear neighbor, and will secure a structural certificate to guarantee its soundness.

Applicant will enter into an agreement to maintain the retaining wall that they built in the right-of-way.

Applicant commits to beautifying the wall facing the rear neighbor for aesthetics. Applicant refuses to plant/maintain trees on the property of the rear neighbor.

Meeting was opened to the public and the rear neighbor, Vanessa Hobbs, testified that despite the instructions given at the November 29 meeting, the applicant had never reached out to discuss a settlement. Ms. Hobbs contacted the contractor and there was a discussion of beautifying the wall. Ms. Hobbs request for tree plantings and maintenance were rejected.

Mr. Molenaar moved to approve with conditions as listed by Ms. DeAppolonio for inclusion in the resolution.

Mr. Lee seconded.

Ayes: Molenaar, Lee, Jukes, Blechinger, Moore

Motion carries

New Business

Block 46, Lot 11, 185 Westfield Rd., Berry (fence)

Ms. D'Appolonio administered the oath to Mr. Berry

Mr. Jukes read the following reports:

Police: no objection
Fire: no objection
Bd. Of Health: no objection
Construction: no objection
Historic: no objection
DPW: no objection

Mr. Berry explained that because his property is on a busy road with a great deal of foot traffic he wishes to have a six-foot fence in order to protect his privacy and increase the security for his dog.

Mr. Berry agreed to plantings along the fence line and to place the fence with direction from Mr. Sullivan.

Mr. Blechinger moved to approve, with a second from Mr. Lee.

Ayes: Blechinger, Lee, Jukes, Molenaar, Matty, Moore.

Block 118, Lot 11, 239 S. Martine Avenue, (shed) Avalishvili

Ms. D'Appolonio administered the oath to Mr. Avalishvili

Mr. Jukes read the following reports:

Police: no objection
Fire: no objection

Bd. Of Health: no objection
Construction: no objection
Historic: no objection
DPW: no objection

Mr. Avalishvili expressed his need for a shed to house lawn equipment and bicycles for his growing family. Prior to knowing the zoning regulations governing sheds, the applicant's grandfather purchased a 10' x 14' shed as a gift.

Discussion centered on the fact that this is an undersized lot which would not need a coverage variance if it were standard sized.

Mr. Blechinger moved to approve, with a second by Mr. Molenaar.

Ayes: Blechinger, Molenaar, Lee, Jukes, Matty, Moore

Motion carries.

Resolutions

Block 23, Lot 14 (shed), 91 Montrose, Lazarescu

Mr. Molenaar moved to approve and Ms. Moore seconded.

Ayes: Molenaar, Moore, Lee, Jukes, Blechinger, Matty

Motion carries

Block 41, Lot 5 (bulk), 168 Pleasant Ave, Taylor

Mr. Molenaar moved to approve and Ms. Moore seconded.

Ayes: Molenaar, Moore, Lee, Jukes, Blechinger, Matty

Motion carries

Block 34, Lot 3 (bulk), 260 Paterson, Garrett

Mr. Blechinger moved to approve and Mr. Matty seconded.

Ayes: Molenaar, Matty, Lee, Jukes, Blechinger, Moore

Motion carries.

Adjournment

Motion made and seconded to adjourn at 8:40 PM.

Respectfully submitted:

Pat Hoynes, Planning Board Secretary