

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**March 30, 2016**

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 7:35 PM.

Present: Dale Flowers, Laura DeGennaro, Teresa Keeler, Jack Molenaar, Dennis Sherry, Dan Zucker, Mike Lysicatos, William Lee, Robert Renaud Esq., Ray Sullivan,

Absent: Mayor Mahr, David Blechinger, Joan Wheeler, Matthew Juckes  
Teresa Seefeldt,

**Minutes**

February 24, 2016 minutes were approved by a unanimous vote of eligible voters.

**New Business**

**Block 79, Lot 3 (2 family) 106 South Avenue, Mastrocola**

This LLC was represented by Peter Vignola Esq. in seeking a variance for a 2-family home in the R-75 zone. Mr. Antonio Mastrocola testified that at the time of his 1977 purchase of the property, it was already operating as a 2-family. Mr. Vignola presented building plans demonstrating the layout of the home was constructed as a 2-family, a deed of ownership and a 1977 Rental Certificate. There was testimony as to the long-term existence of two electric meters on the home.

Zoning Officer Sullivan described his research into the matter citing 1957 zoning that describes the area as “residential”, with no qualifiers as to occupancy.

The board unanimously approved the property as a 2-family home.

**Block 77, Lot 27.0101 (bulk), 1040 Hetfield Avenue, Hoffman**

Mr. Richard Hoffman requested variance for the number & placement of sheds, fence height on a corner property and a patio to the 3.74 side yard setback, said patio to be in line with the side line of the home.

The Board agreed that this property on a busy corner would be improved by the fence and approved this request with a vote of seven ayes and one nay.

**Block 74, Lot 19 (bulk) 134 Glenwood Road, Fazzino**

Mr. Sal Fazzino testified regarding his request to add a level to this single family home. Mr. Fazzino was granted the front yard setback variance to construct the second story be in line with the current first story front yard setback of 25.02’. This request was unanimously approved.

It was noted that the fence on this property encroaches 5 feet onto the Ranier Rd. right of way. The Planning Board has no jurisdiction on this matter and remained silent.

**Applications Carried**

Mr. Flowers announced the carrying of the following application to the April 27, 2016 meeting to be held in Council Chambers, 75 North Martine Avenue, Fanwood, at 7:30 PM.

- Block 64, Lot 16 (minor site plan) 56 S. Martine Avenue, Frank's Auto

**Resolutions**

**Block 78, Lot 42, Cray/LaGrande (power lines) New Cingular Wireless (ATT)**

The board unanimously approved a resolution granting the requested permission to return to the PSEG monopole at the above-referenced site to install cell antennae atop the pole and construct a small fenced, utility area on the ground below.

**Correspondence**

The Board briefly reviewed a letter from Sprint Spectrum requesting relief from a condition of approval. All cell tower approvals to date have included the requirement for a ground level shrubbery/greenery buffer. PSEG has denied this request to the applicant. PB can anticipate a spate of returning cell providers to request the same relief.

**Adjournment**

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

Respectfully submitted:

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Pat Hoynes, Planning Board Secretary