

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**February 25, 2015**

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 7:32 PM.

Present: Dale Flowers, David Blechinger, Joan Wheeler, Laura DeGennaro, Dennis Sherry, Mike Lysicatos, Teresa Keeler, Bill Lee, Bob Renaud, Ray Sullivan, Peter Bondar, Dave Roberts

Absent: Mayor Mahr, Jack Molenaar, Matt Juckes, Teresa Seefeldt, Dan Zucker,

**Minutes:** January 28, 2015 and April 24, 2013 minutes were approved by a unanimous vote of eligible voters.

**New Business**

**Block 55, Lot 9.01 (minor subdivision), 57 South Avenue, K9 Resorts**

Planning Board unanimously approved this application to allow a minor subdivision to create a non-conforming flag lot. Testimony was provided by Steven Parker, Principal of K-9 Resorts; and Jim Watson, principal of EKA Associates.

Mr. Parker shared their plans for an expanded flagship location.

Mr. Watson described the site plans his company produced on behalf of the applicant, with particular focus on a description of existing easements. Approval was granted in light of the current blighted condition of the property; the existence of a similar small flag lot nearby and the anticipated lot improvements.

Following Exhibits were presented:

1. A front elevation of the building
2. Identification of easements map
3. Site plan demonstrating fire safety access to both lots.

Dave Roberts, Borough Planner, Ray Sullivan, Zoning Officer and Peter Bondar, Borough Engineer all spoke in support of approving this application.

Motion to approve moved by Ms. Wheeler and seconded by Mr. Sherry

Ayes: Wheeler, Sherry, Lee, Flowers, Blechinger, DeGennaro, Lysicatos, Keeler

**Resolution**

**Block 55, Lot 1 (use variance), 25 South Avenue, Ranieri**

Ms. DeGennaro moved to approved, seconded by Keeler

Ayes: DeGennaro, Keeler, Flowers, Lysicatos

**Adjournment**

Ms. Wheeler's motion to adjourn carries.

Meeting adjourns at: 8:50 PM

Respectfully submitted:

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Pat Hoynes, Planning Board Secretary