

**PLANNING BOARD OF THE BOROUGH OF FANWOOD**  
**Regular Meeting Minutes**  
**March 28, 2018**

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: Kevin Boris, Jack Molenaar, Matthew Juckes, Teresa Seefeldt, Michel Moore, Amy Lumpkin, Catherine DeAppolonio, Ray Sullivan

Absent: Mayor Mahr, David Blechinger, Michael Lysicatos, Dennis Sherry, John Steigerwald, Adam Matty, William Lee

**Approval of February 28, 2018 Minutes**

Mr. Boris moved and Ms. Moore seconded approval of the February 28, 2018 minutes as submit. Motion carried with voice vote approval.

**New Business**

**Block 53, Lot 15, 31 Watson Road, Matthews/Francis (bulk)**

Ms. DeAppolonio administered the oath to property owner George Matthews, and architect James Ramentol, who was qualified as an expert witness.

Mr. Juckes read the following reports into the record:

Bd. Of Heath: No objection

Police: no objection

Construction: no objection

Fire: no objection

DPW: no objection

Engineering: Letter dated 3/22/18 indicating that the 255 sf increase in impervious coverage will be addressed during permitting.

Mr. Matthews explained that his family of 5 is bursting out of their 3-bedroom cape cod, with grandmother in residence and daughter sleeping in the parents' room. They love the community and wish to remain.

Mr. Ramentol described the construction in detail, indicating that the only expansion of the footprint relates to a cantilevered overhang, otherwise, this is a "box on a box".

Mr. Boris moved to approve with the condition that the applicant would work with engineering regarding stormwater. Ms. Seefeldt seconded the motion.

Ayes: Boris, Seefeldt, Juckes, Molenaar, Moore, Lumpkin

Motion carried

**Resolutions**

**Block 54, Lot 11, 145 North Avenue, Whitney (bulk)**

Mr. Molenaar moved to approve with a second from Mr. Boris.

Ayes: Molenaar, Boris, Juckes

Motion carried.

**Block 29, Lot 3, 200 Midway, CNJOS Properties (minor subdivision)**

Mr. Boris moved to approve with a second from Mr. Molenaar

Ayes: Boris, Molenaar, Juckes

Motion carried.

**Good of the Order**

Mr. Molenaar shared information about local development, including draft plans for the Young's Paint property for a mixed use, 26-unit residential building with parking below. He also described the anticipated development at the former A&P site, to include a retail feature and 144 1 & 2-bedroom rental units. The developer has been acquiring contiguous lots for this purpose. The Borough will be hiring a Planner in order to develop an overall plan for the area, including the possible vacation of Old South Avenue.

In a separate question, it was agreed to cancel the April 18, 2018 Agenda session.

Motion made and seconded to adjourn at 8:15 PM.

Respectfully submitted:

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Pat Hoynes, Planning Board Secretary