

PLANNING BOARD OF THE BOROUGH OF FANWOOD
Regular Meeting Minutes
May 23, 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 7:32 PM.

Present: Jack Molenaar, David Blechinger, Kevin Boris, Matt Juckes, Mike Lysicatos, Amy Lumpkin Teresa Seefeldt, Dennis Sherry, John Steigerwald, Adam Matty, Michele Moore, Bill Lee, Catherine D'Appolonio, Ray Sullivan

Absent: Mayor Mahr

Approval of April 25, 2018 Minutes

Mr. Molenaar moved and Mr. Sherry seconded approval of the April 25, 2018 minutes as submit. Motion carried with voice vote approval.

New Business

Block 70, Lot 21.05 (*bulk) 13 Nichol Ct., Borysiak

Ms. DeAppolonio administered the oath to property owner Lezek Borysiak.

Mr. Juckes read the following reports into the record:

Bd. Of Heath: No objection

Police: no objection

Engineering: Letter May 21, 2018 indicating that the increase in impervious coverage is more than 200 sf and will require stormwater mitigation.

Mr. Borysiak explained his desire to expand outdoor living space with the construction of a rear-yard patio on this unusually-shaped lot. He recently added soil to the yard in order to create sufficient flat space on which to build this patio.

Mr. Panagopoulos reported that he was aware of the addition of soil and that the proposed increase in impervious coverage would trigger the requirement of stormwater mitigation. Mr. Borysiak agreed on all points and indicated that he had discussed this matter with both Mr. Panagopoulos and Mr. Sullivan in advance of the hearing. Mr. Borysiak agreed to all stormwater requirements, including re-routing all downspouts from the rear yard to the front, with the intention of putting all drainage onto Nichol Court.

The meeting was opened to the public and Mr. Edward Suarez, the rear neighbor residing on Tillotson Road, shared with the board that his property is a natural “bowl”, and that the capacity of that “bowl” has been inundated by increased runoff from Mr. Borysiak’s property.

Mr. Panagopoulos explained that the stormwater mitigation efforts already agreed would very likely improve Mr. Suarez’s situation, despite the added soil and patio.

Ms. Jennifer Bisquay of 14 Nichol Court testified that the “bowl” is actually a spring and has been in the same condition since she moved in in 1996.

Mr. Suarez offered a clarification that there is no spring, rather a cistern.

Mr. Sean Gates of 11 Nichol Ct., the direct neighbor of Mr. Borysiak, testified as to his satisfaction with the plan as proposed.

During board discussion, Mr. Blechinger agreed that stormwater measures planned for the property should result in improvements for Mr. Suarez’ property.

Mr. Lysicatos moved to approve, with stormwater mitigation to be finalized with borough professionals during the construction process. Mr. Boris seconded.

Ayes: Lysicatos, Boris, Lee, Sherry, Molenaar, Blechinger, Seefeldt, Steigerwald, Matty

Motion carried

Block 81, Lot 22, (bulk) 165 Vinton Circle, Chelnik

Ms. DeAppolonio administered the oath to property owner Marc Chelnik

Mr. Juckes read the following reports into the record:

Bd. Of Heath: No objection

Police: no objection

Engineering: Letter May 21, 2018 indicating that the increase in impervious coverage is more than 200 sf and will require stormwater mitigation. The letter also indicated the requirements of a construction phasing plan directing workers specifically to avoid the 10’ wide storm sewer right-of-way and to assure that no heavy equipment is driven over the existing storm pipes.

Maria and Adam Kois were presented and accepted as expert architects. Ms. Kois to describe the plans for the property and Ms. Kois indicated that they worked very hard to keep the number of variances to a minimum, resulting in a plan that expands the home in many respects, including the expansion to a 2-car garage. The garage expansion triggers a side-yard setback variance. However, the proposed side yard variance abuts a 10-foot borough right of way, thus minimizing the detriment of this variance.

No residents appeared to challenge the application and the board agreed that the existence of the right of way made this variance de minimus.

Mr. Molenaar moved to approve with the condition that the applicant agreed to the recommended stormwater mitigation and the requirement for a construction phasing plan in order to protect the underground pipes within the right of way. Mr. Boris seconded

Ayes: Molenaar, Boris, Lee, Juckes, Sherry, Blechinger, Lysicatos, Seefeldt, Steigerwald

Motion carries

Block 46, Lot 11, 185 Westfield Road, Berry (pergola)

Ms. DeAppolonio administered the oath to applicant Austin Berry.

Mr. Juckes read the following reports into the record:

Bd. Of Heath: No objection

Police: no objection

Engineering: Letter May 21, 2018 indicating no increase in impervious coverage

Mr. Berry indicated his desire to erect a pergola roof above an existing 320 sf rear yard patio.

Mr. Boris questioned why this application was before the board as there did not appear to be a variance.

Mr. Sullivan explained that this was unusual, but that the construction of this pergola fell under the requirements of "Other Structures" which are limited to 100 sf. At 320 sf, this structure required approval.

Given the fact that this construction would not increase impervious coverage on the property, the board generally agreed that this would have no negative impact.

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

Ayes: Boris, Seefeldt, Lee, Juckes, Sherry, Molenaar, Blechinger, Lysicatos, Steigerwald

Motion carries.

Resolutions

Block 86, Lot 10 (bulk) 01 Marian Ave, Duncan

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

Ayes: Seefeldt, Molenaar, Lee, Sherry, Blechinger, Steigerwald, Matty

Motion carries.

Good of the Order

Mr. Panagopoulos made a pitch for compliance with the new requirement for board members to review and attest to having viewed a webinar regarding stormwater mitigation.

In a separate question, it was agreed to cancel the June 20, 2018 Agenda session.

Motion made and seconded to adjourn at 8:45 PM.

Respectfully submitted:

Pat Hoynes, Planning Board Secretary