

PLANNING BOARD OF THE BOROUGH OF FANWOOD

Regular Meeting Minutes

February 27, 2019

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: Anthony Carter, David Blechinger, Matthew Juckes, Teresa Seefeldt, Adam Matty, Michele Moore, Jack Molenaar, William Lee, Diane Dabulas, Ray Sullivan

Absent: Mayor Mahr, Kevin Boris, Michael Lysicatos, Dennis Sherry, John Steigerwald, Amy Lumpkin, Antonios Panagopoulos

Approval of Minutes

The January 23, 2019 minutes were offered for approval. Mr. Blechinger moved to approve with a second by Ms. Seefeldt.

Ayes: Blechinger, Seefeldt, Lee, Juckes, Carter, Matty, Molenaar, Moore
Motion carried.

Old Business:

Block 55 Lot 1, (redevelopment) 1 South Avenue, Empire Builders

This matter was carried to the March 27, 2019 meeting date at 7:30 PM in the Council Chambers at 75 N. Martine Avenue, Fanwood. No further notice is required.

New Business:

Block 7, Lot 1, 186 Hunter, Ferreira (bulk)

The applicant's attorney, Ronald Shaljian, Esq of Schumann Hanlon LLC appeared before the board to present the application.

Mr. Juckes share the following reports:

Construction: elevation shows window that won't meet egress requirements

Public Works: no objection

Police Department: no objection

Board of Health: no objection

Fire Department: no objection

The applicant, Mr. Ferreira, was sworn and questioned by Mr. Sahljian on the proposed improvements. Mr. Ferreira testified that he intends to add a level and extend the breezeway by the enclosure to produce a six-bedroom, 4 bath home. There will be no expansion of the existing footprint.

Mr. Ferreira addressed the Construction Department comment about egress windows indicating that it was a mistake on the plans and he acknowledged that intends to include the proper windows, particularly understanding that there would be no way to secure building permits without this correction.

Engineering comments dated 2/13/19 indicate that a soil disturbance permit will be required, and all stormwater retention must be contained to the property. The applicant agreed to these conditions.

Concern about the aesthetics of the building arose when Mr. Blechinger questioned whether this was intended as a private home or a dentist's office, due to the modern architecture.

The applicant confirmed that it is intended as a private home, and while he did not want to produce a "cookie cutter" product, he is likely to modify the final product from the picture shown.

When the meeting was opened to the public, resident Larry Bogardis at 147 Midway, testified that he is very happy to see the property improved.

Meeting was closed to the public, and Mr. Blechinger moved to approve as offered with the caveats that the windows be corrected to suit Construction requirements and that the applicant accept the stormwater improvements outlined by engineering. Ms. Seefeldt seconded.

Ayes: Blechinger, Seefeldt, Lee, Juckes, Carter, Matty, Molenaar, Moore

Motion carries.

The meeting was once again opened to the public, with no comments offered.

Motion made and seconded to adjourn at 8 PM.

Respectfully submitted

Pat Hoynes, Planning Board Secretary