

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of January 14, 2015

Stephen Greet called the meeting to order at 7:30 p.m. and stated the following:

Meeting Notice:

Pursuant to the Open Public Meeting Law, this is to state for the record that adequate notice of this meeting has been provided to the public by publication in the Cranford Chronicle and by filing of said notice in the office of the Municipal Clerk. This is a regularly scheduled meeting of the Board.

MOMENT OF SILENCE AND SALUTE TO THE FLAG

ROLL CALL

Present: Mayor Charles Lombardo, Bruce Paterson, William Nierstedt, Michael Vena, Robert Scherer, Stephen Greet, Kathleen Villaggio, Gene Jannotti, Paul Tarantino, Patricia Quattrochi, (Alt II), Steve Napolitano (Alt III)

Absent: None

Excused: Craig McCarrick (Alt I), Timothy Hak, (Alt IV)

Also present were Board Attorney Donald Fraser, Board Planner/Engineer Victor Vinegra and Board Secretary Adele Lewis. Anthony Gallerano, P.E., P.P., was also present from Harbor Consultants.

The meeting was turned over to Board Attorney Donald Fraser.

ANNUAL REORGANIZATION OF THE BOARD

Board Attorney Donald Fraser administered the Oath to Mike Vena, Gene Janotti, Paul Tarantino, Patricia Quattrochi, and Steve Napolitano.

Election of Chair

Board Attorney Donald Fraser called for nominations

Call for nominations for Chair of the Planning Board for 2015.

A motion was made by Mayor Lombardo and seconded by William Nierstedt to elect Stephen Greet the Chair of the Planning Board for 2015.

A call for other nominations- seeing none, nominations were closed and a unanimous vote was cast for Stephen Greet as the Chair of the Planning Board for 2015. The meeting was turned over to Mr. Greet.

Election of Vice Chair

Call for nominations for Vice Chair of the Planning Board for 2015.

A motion was made by Mike Vena and seconded by Gene Jannotti to elect Kathleen Villaggio the Vice Chairman of the Planning Board for the year 2015

A call for other nominations-

A motion was made by Bruce Paterson and seconded by Robert Scherer to elect Robert Scherer the Vice Chairman of the Planning Board for the year 2015

A call for other nominations- seeing none, nominations were closed.

Voting in favor of Kathleen Villaggio (7)

Mayor Charles Lombardo, William Nierstedt, Michael Vena, Stephen Greet, Kathleen Villaggio, Gene Jannotti, Paul Tarantino

Voting in favor of Robert Scherer (2) Bruce Paterson, Robert Scherer

Kathleen Villaggio was elected the Vice Chairman of the Planning Board for the year 2015

Resolution PB-1

The Resolution to appoint a Board Attorney to the Planning Board was deferred to the next meeting as requests for proposals were due on January 15, 2015

Resolution PB-2

The Board discussed the two proposals received. Mr. Paterson expressed concern over the disclosed political contributions of Harbor Consultants. Mr. Vena countered that Mr. Vinegra has been the Board's consultant for many years, performs his services thoroughly and at a reasonable cost to the Board.

A motion was made by Mike Vena and seconded by Gene Jannotti that Victor Vinegra/Harbor Consultants be appointed the Consulting Engineer/Planner to the Planning Board through and including the January, 2016 reorganization meeting of the Board. Bruce Paterson abstained.
A formal resolution prepared by the Borough Clerk will be signed by the Chair and Secretary to be placed on file in the Clerk's Office

Resolution PB-3

A motion was made by Kathy Villaggio and seconded by Mike Vena that Adele Lewis be appointed Secretary to the Planning Board through and including the January, 2016 reorganization meeting of the Board. The Board discussed if a recommendation could be made to have Adele Lewis included in any salary % increase giving to the Borough office staff. Mr. Nierstedt stated that would not be possible as a new policy is being implemented for full time staff. The Board will revisit an increase in the future.

Resolution PB-4

Resolution designating the Cranford Chronicle, Westfield Leader and Star Ledger the official newspapers of the Planning Board for the publications of official notices and as the official newspapers to receive notices for the purpose of the Open Public Meetings Act for the year 2015.

A motion was made by Mike Vena and seconded by Robert Scherer be it resolved that the Board adopt resolution PB-4

Resolution PB-5

Resolution re-adopting the Rules and Regulations, forms and procedures of the Garwood Planning Board.

A motion was made by Gene Jannotti and seconded by Robert Scherer be it resolved that the Board adopt resolution PB-5

Resolution PB-6

Resolution adopting the following dates as the designated meetings dates for the Planning Board for 2015.

January 14, & 28	February 25	March 11, & 25	April 22	May 27
June 24	July 22	August 26	September 23	
October 14, & 28 2016	*November 12 - <i>Thursday</i>		December 9	And January 13,

All meetings will be held in the Municipal Building, 403 South Avenue beginning at 7:30 p.m.

All workshop sessions to commence at 7:15 P.M. and all regular meetings to commence at 7:30 P.M. There will be no new applications after 10:00 p.m., no new witnesses after 10:30 p.m. and the meeting shall be adjourned at 11:00 p.m., unless authorized by the Board.

****The Chair and Board Secretary shall be authorized to cancel a meeting due to lack of scheduled business.***

A motion was made by Mike Vena and seconded by Robert Scherer be it resolved that the Board adopt resolution PB-6

MINUTES

• **MINUTES OF THE DECEMBER 10, 2014 MEETING**

On a motion by Kathleen Villaggio and seconded by Robert Scherer, the Board voted by general consent to adopt the minutes of the December 10, 2014 Planning Board meeting. Mayor Charles Lombardo abstained.

Mr. Greet stated that due to the number of recusals for the upcoming application, he would be changing the order of the agenda to permit all Board members to participate in the following Board matters.

RESOLUTION- Postponed until January 28th

Case #PB 14-05 **209 South Avenue** Block 502 Lot 9 *General Business Zone*
Applicant: 201 SOUTH AVE., LLC

Granting of a Use Variance to permit a Used Car lot in the General Business Zone along with Preliminary and Final Site Plan Approval

Board Attorney Fraser stated that he had not yet received the transcript and that has delayed the Resolution.

NEW BUSINESS/OLD BUSINESS

Adoption of the Board Annual Year End Report pursuant to N.J.S. 40:55D-70.1

On a motion by Steve Greet and seconded by Kathy Villaggio, the Board voted by general consent to adopt the Zoning Board Annual Year End Report pursuant to N.J.S. 40:55D-70.1 and that it be forwarded to the Governing Body.

**Mayor Charles Lombardo and William Nierstedt abstained*

Discussion of Correspondence

Borough Engineer letter requesting direction from Planning Board regarding Board reviews. The Board stated that this was previously discussed and resolved. Mr. Nierstedt stated that some discrepancies still exist and this will be addressed by the Governing Body revising the ordinance. He will report back to the board on the status in February.

The Board of Education responded to Planning Board Letter which inquired on appearance before the Planning Board for the presentation of the Long Range Facilities Plan. Mr. Greet stated that he had recently received a correspondence from Mr. Eric Larson, Business Administrator for the Garwood Board of Education and read it into the record. Mr. Larson noted that the GBOE would be prepared to appear before the Planning Board in May.

CLAIMS

On a motion by Kathy Villaggio and seconded by Robert Scherer the Board voted to approve payment to Victor Vinegra in the amount of \$1515.00 for inv #21002 and for \$1805.00 for inv #20913 from Westfield Senior Housing escrow account.

On a motion by Mike Vena and seconded by Robert Scherer the Board voted to approve payment to Victor Vinegra in the amount of \$360.00 for inv # 20961 from the escrow account of LAND Inc, South Avenue.

On a motion by William Nierstedt and seconded by Robert Scherer the Board voted to approve payment to Victor Vinegra in the amount of \$1320.00 for inv # 21016 from the escrow account of Marano 219 South Avenue

Invitation to the Public to Address the Board

Stephen Greet asked if anyone would like to address the Board- Sandra Sep inquired about her resolution and the timeframe for appeals. Board Attorney Fraser responded to her inquiry.

APPLICATION

ATTACHMENT # 1
TRANSCRIPT FROM CASE # PB 15-01(S)
484 FOURTH AVENUE

Case #PB15- 01 (S) 484 Fourth Ave Block 102 Lot 10

Applicant: Angela & Sandro Villaruat

Seeking Site Plan Approval for a previously granted Use Variance for a multi family development consisting of nine townhouses

RECUSALS:

- *Mayor Lombardo and Bill Nierstedt recused themselves as they are the Class I and Class III members and the application is connected to a previously granted D Variance.*
- *Stephen Greet recused himself as he resides within 200 ft. of the subject property*
- *Bruce Paterson recused himself as he is party to litigation regarding the subject matter.*
- *Steve Napolitano recused himself as he provides accounting services for the applicant.*

Stephen Hehl, Esq. of Hehl & Hehl represented the applicant. He provided an overview of the application and explained that this was a bifurcated application in which the Use was previously granted and they have returned for site plan approval. He reviewed the previous approvals granted.

Thomas Quinn, P.E. of EKA Associates, 328 Park Avenue Scotch Plains.

He reviewed the Plans he prepared entitled "Preliminary & Final Site Plan, Tax Lot 10, Block 102, dated October 16, 2014, consisting of 5 sheets.

He described the subject property stating that it is a bit over an acre in size and described the existing conditions stating it is a long narrow shaped lot. He reviewed the site plan for the nine townhouses. He reviewed the 1-9-15 letter from Tony Gallerano, P.E., P.P., of Harbor Consultants and addressed each item. He stressed that the DEP, the Soil Conservation District and the local water and sewer departments will need to provide approvals as well. He stated that they will comply with the comments of the Fire Department.

MARKED INTO EVIDENCE

- **A-1** Color Rendering

Questions from the Board.

Questions from the Public:

Steve Greet 409 Brookside Place

Horace Corbin 430 Union Street

David Lobe 900 Union Street

Mary Kehoe

Bruce Paterson 325 Willow Ave

Nancy McComb 59 S. Union Street

John Uzarski, 415 Union Street

Lauren McComb, 419 Brookside Place

Robert Laucius 415 4th Avenue

Roger Sousa, 490 Fourth Avenue

Glenn Potter, R.A. of Potter Architects was sworn and qualified.

Mr. Potter also address the 1-9-15 letter from Tony Gallerano, P.E., P.P., of Harbor Consultants and reviewed the architectural elevations and floor plans last revised 2/17/14, consisting of 2 sheets. He testified that the first building, located on the southerly end of the site, will have

two three-bedroom townhomes and three two-bedroom townhomes. The second building, located ten feet to the north, will have two three- bedroom townhomes and two two-bedroom townhomes. The buildings will not exceed 35 feet in height.

He noted the materials to be used and noted that hardy plank siding would be used. He referenced the shade trees and noted that the appropriate notes shall be added to the plans. He agreed to Mr. Gallerano's suggestion that additional plantings should be provided along the foundation of the first dwelling unit facing Fourth Avenue. He referenced the A/C units to be placed on the side as well as the balconies which will be approximately 10 ft. above ground level.

MARKED INTO EVIDENCE

- A-2 Architectural Rendering prepared by Potter Architects dated May 28, 2014

Questions from the Board:

Questions from the Public:

Roger Sousa, 490 Fourth Avenue
Bruce Paterson 325 Willow Ave

RECESS 9:40- 9:45 pm

Board Attorney Fraser stated that the application had reached the point of public comments and noted it was 10:15 pm. He inquired if the Board wanted to proceed, recognizing that it would not be concluded or if the Board wanted to adjourn and continue the application at the January 28th meeting.

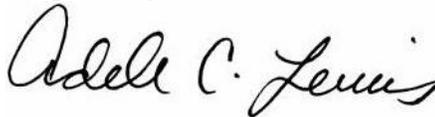
The consensus of the Board was to continue to January 28, 2015 without further notice required.

On a motion by Mike Vena and seconded by Kathy Villaggio, the Board voted to suspend the hearing and continue at the January 28, 2015 meeting with no further notice given or required.

ADJOURNMENT

There being no further business, the Board adjourned 10:20 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary