

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of January 28, 2015

Vice-Chair Kathy Villaggio 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 (*arrived at 7:35pm*), Michael Vena, Robert Scherer, Kathleen Villaggio, Gene Jannotti, Paul Tarantino, Craig McCarrick (Alt I), Patricia Quattrocchi, (Alt II)

Absent: None

Excused: Stephen Greet, Steve Napolitano (Alt III), Timothy Hak, (Alt IV)

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

REMANING ITEMS FROM ANNUAL REORGANIZATION OF THE BOARD

Board Attorney Donald Fraser administered the Oath to Craig McCarrick (Alt I),

Resolution PB-1

The Resolution to appoint a Board Attorney to the Planning Board had been deferred from the reorganization of the Board as requests for proposals were due on January 15, 2015. It was noted that there was only one proposal received.

A motion was made by Mike Vena and seconded by Gene Jannotti that Donald Fraser be appointed the Attorney to the Planning Board through and including the January, 2016 reorganization meeting of the Board.

A formal resolution prepared by the Borough Clerk will be signed by the Secretary to be placed on file in the Clerk's Office

MINUTES

- **MINUTES OF THE JANUARY 14, 2015 MEETING**

On a motion by Mike Vena and seconded by Robert Scherer, the Board voted by general consent to adopt the minutes of the January 14, 2015 Planning Board meeting.

RESOLUTION- Postponed until February 25th

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 received the transcript earlier in the day and that was insufficient time to prepare the Resolution. It will be prepared for the next meeting.

APPLICATION

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

Case #PB15- 01 (S) **484 Fourth Ave** Block 102 Lot 10 (CONTINUATION)
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.*
- *Bruce Paterson recused himself as he is party to litigation regarding the subject matter.*

** It was noted that Craig McCarrick had read the transcript and was qualified to participate and vote.*

Board Attorney Fraser stated that the application had reached the point of public comments.

Mr. Scherer asked if he could inquire if the applicant was willing to eliminate the dumpster and designate that area for a gazebo instead

Stephen Hehl, Esq. of Hehl & Hehl continued to represent the applicant.

Mr. Hehl stated that the applicant is agreeable to the suggestion. Additionally he stated the applicant has agreed to reduce the balconies to 8 ft. in width.

He continued that they will comply with the letter from Tony Gallerano, P.E., P.P., of Harbor Consultants dated 1/9/15. He also stated that they will comply with the comments of the Police and Fire Departments.

Vice Chair Villaggio asked if there were any members of the public who wanted to testify either in favor of or against the application

Comments from the Public: (All members of the public were sworn in)

Robert Laucius- 415 4th Avenue
Ileen Cuccarro - 348 3rd Ave
John Casoni- 212 Walnut St
Terry Brown- 410 East St.
Deb Banic -421 4th Ave
Ed Bergen- 123 Winslow Pl
Horace Corbin -430 Union Street
Lauren McComb- 419 Brookside Place
Chris Sousa- 490 Fourth Avenue
James Langston-413 4th Ave
Bruce Paterson -325 Willow Ave

MARKED INTO EVIDENCE

- **BP-1** Traffic Overview- Bing Maps

Sal Piarulli – 4th Ave
Lynn Sawicki-626 Myrtle Ave
Mary Wanca- 227 2nd Ave
Susan Groning-549 Myrtle Ave
Josie Peretta- 427 4th Ave
Jim Mattheiu- 335 Hazel Ave

RECESS 9:05- 9:15 pm

Deliberations of the Board.

The Board discussed the application and possible conditions of approval. Craig McCarrick questioned if a variance would be required for the balconies, or if they would be considered an accessory structure. It was determined that a variance would be required as the required sideyard is 10' 3".

On a motion by Mike Vena and seconded by Gene Jannotti, the Board voted Affirmative (6) Michael Vena, , Kathleen Villaggio, Gene Jannotti, Paul Tarantino, Craig McCarrick,

Patricia Quattrocchi, Abstention (1) Robert Scherer to grant site plan approval subject to the conditions cited in the Police and Fire Department reviews, the letter from Harbor Consultants dated 1/9/15. Additionally the dumpster are will be replaced with a gazebo, the balconies will be reduced to 4'7" to comply with the sideyard setback and the applicant will shield the compressor units with evergreen and shrubbery.
MOTION CARRIES 6-0-1

CLAIMS

There were no claims presented for approval.

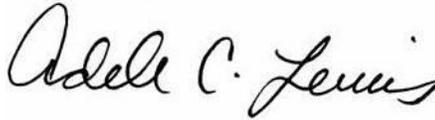
Invitation to the Public to Address the Board

Kathy Villaggio asked if anyone would like to address the Board- there were no comments.

ADJOURNMENT

There being no further business, the Board adjourned 9:50 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary