

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of March 25, 2015

Chair 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: Stephen Greet, Mayor Charles Lombardo, Bruce Paterson, William Nierstedt (arrived at 7:55pm), Michael Vena, Robert Scherer, Kathleen Villaggio, Gene Jannotti, Craig McCarrick (Alt I), Patricia Quattrocchi, (Alt II)

Absent: None

Excused: Paul Tarantino, Steve Napolitano (Alt III), Timothy Hak, (Alt IV)

Also present were Board Attorney Donald Fraser, Planner/Engineer Victor Vinegra from Harbor Consultants and Board Secretary Adele Lewis.

MINUTES

- **MINUTES OF THE MARCH 11, 2015 MEETING**

On a motion by Kathy Villaggio and seconded by Robert Scherer, the Board voted by general consent to adopt the minutes of the March 11, 2015 Planning Board meeting.

RESOLUTION

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

Applicant: Angela & Sandro Villaruat

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

Board Attorney Don Fraser distributed the corrected resolution based on the discussion of March 11th. He explained the resolution was revised to reflect that the approval was for Preliminary and Final Site Plan Approval.

The members voting in the affirmative for the application reviewed the resolution. The members who recused themselves from hearing the application continued to recuse themselves from the discussion. Kathy Villaggio assumed the role of Chair for the discussion of the Resolution.

On a motion by Mike Vena and seconded by Gene Jannotti, the Board voted Affirmative (5) Michael Vena, , Kathleen Villaggio, Gene Jannotti, Craig McCarrick, Patricia Quattrocchi, to memorialize the resolution in the matter of 484 4th Ave granting Preliminary and Final site plan approval for a multi-family development consisting of nine townhouses

Redevelopment Investigation

Public hearing to discuss **Block 211, Lot 6** with a property address of **75 North Avenue** (identified as 93 North Ave on building) and determine if the study area meets the statutory criteria pursuant to NJSA 40A:12A-1 et seq. in order to deem it "In Need of Redevelopment". Review of report entitled **Preliminary Investigation Report for the Redevelopment Study of Garwood Paperboard Property** dated February 2015.

Victor Vinegra P.E., P.P reviewed the report prepared by his office. He stressed that this is a non-condemnation study with no intent to take the property. He reviewed the existing conditions of the property stating the building is very old constructed in the early 1900's. He noted that there were several permits throughout the years for electrical and internal improvements, but was uncertain if any major exterior work was undertaken. He referenced the neighboring area and noted the transit line behind the site. Mr. Vinegra cited the permitted uses in the zone which is the General Business zone. He noted the DEP permits such as wastewater discharge, and EPA environmental cleanup, some of which is on-going. Mr. Vinegra stated that there are grants available for the environmental cleanup. Mr. Vinegra referred to the Master Plan.

Mr. Vinegra reviewed the Local Redevelopment Housing Law and cited the relative criteria. Mr. Vinegra informed the Board that a property must meet at least one of the criteria and added that this site meets three of the criteria.

B - the discontinuance of the building previously used for commercial manufacturing or industrial uses

D - Areas with buildings or improvements which by reason of dilapidation obsolescence faulty arrangement or design

H - the designation of delineation area is consistent with smart growth planning principles adopted pursuant to law or regulation

Richard Kozel, Esq. representing the property owner, Millen Industries stated that there was an application many years ago to add a loading dock. He noted the history of the site and stated that many years ago there was an exterior alteration for a loading dock area. He also noted that at one time there were large trucks and at 105 employees covering 3 continuous shifts for 24 hour operations.

Mr. Kozell address the contamination on site and stated that it is relatively minor and the remedial action plan is being developed. He stated that there is a possibility that the PaperBoard company will remain in effect due to the comeback of the paper market.

Other possibilities for the site include a nursing home, assisted living, 55 and older community or medical use. He is interested in speaking with and working with the Borough on Smart Planning. Until the Plan is more developed, he was hesitant to render an opinion as to his position on the Study and the designation of the property.

Board members asked questions of Mr. Vinegra.

Mr. Nierstedt recommended advancing the study to reference similar sites. Mr. Nierstedt added that having the Study and subsequent Plan benefits the property owner and the Borough. Mr. Vinegra stated that he will add his verbal testimony to page 38 of the Study. Gene Janotti inquired if mixed use been considered for this site. Mr. Kozell stated that they would not be opposed to it. Mr. Vinegra added that he would be concerned of oversaturating mixed use and potential harm to the existing business owners.

Comments from the Public

Sandro Villaraut, Center Street stated that he feels Redevelopment is the way to go, the site is an eye sore.

Al DelConte Hemlock Ave., stated that he agrees with Mr. Villaraut that the site looks blighted and is worse from the rear view, specifically the Home Depot Lot in which you can see broken windows at the back of the PaperBoard.

Brian Tesdall of the Westfield Leader asked questions of Mr. Kozel about the PaperBoard operations.

Chair Greet thanked Mr. Vinegra for the comprehensive Study and stated that he would like to see the next steps move forward.

On a motion by Kathy Villaggio and seconded by Mike Vena, the Board voted Affirmative (8) Michael Vena, Stephen Greet, Kathleen Villaggio, Robert Scherer, Gene Jannotti, Craig McCarrick, Patricia Quattrocchi, Bruce Paterson, Abstention (2) Mayor Charles Lombardo, William Nierstedt, the Planning Board does hereby recommend to the Governing Body that Block 211, Lot 6 with a property address of 75 North Avenue (identified as 93 North Ave on building) meets the statutory criteria pursuant to NJSA 40A:12A-1 et seq. upon review of the Report entitled Preliminary Investigation Report for the Redevelopment Study of Garwood Paperboard Property dated February 2015 and should be determined to be an area in need of redevelopment.

ORDINANCE REVIEW

Ordinance review Pursuant to N.J.S.A.40:55D-26- Planning Board review of Ordinance seeking to amend Section 106-139 Definitions and Section 106-141 & 106-142 -Signs permitted in Central Business, General Business and Community Commercial Zones and Light Industrial& Industrial Commercial Zones

Pursuant to 40:55D-26 of the Municipal Land Use Law, the Planning Board discussed the above referenced ordinance.

The Board continued their discussion from March 11th. Chair Greet read an e-mail from Board member Paul Tarantino expressing concern regarding permitted materials for the signs and recommended the prohibition of plastic.

William Nierstedt stated that Councilwoman Ann Tarantino was again present to discuss the proposed changes.

Ann Tarantino solicited feedback from the Board regarding wording for the ordinance to provide a measurable permissible standard for plastic signs. She discussed the new section added with sign measurements and it was indicated that more specifics were needed regarding the height and width and adding language stating *but not more than 8 sq. ft.* The Board discussed the materials used for signs and whether plastic should be permitted as opposed to regulating and limiting the material to wood, slate.

While some Board members expressed concern regarding the aesthetics of plastic signs, the consensus of the majority was that plastic was acceptable and prohibition of plastic signs would affect many businesses

The Board made the following suggestions:

- Consider language to address dilapidated signs and signs in disrepair
- Specify that the signs must be removed and **stored inside** when business is not in operation.
- Consider adding language to permit a T sign, in addition to A frame and easel type signs, if so desired.
- Consider reinforcing flashing/lighted temporary signs are not permitted
- Consider specifying permitted/approved materials for the signs
- Add the height and width of 4' X 2' but no greater than 8 sq. ft.

On a motion by Kathy Villaggio and seconded by Gene Janotti, the Board voted Affirmative (7) Michael Vena, Stephen Greet, Kathleen Villaggio, Robert Scherer, Gene Jannotti, Craig McCarrick, Patricia Quattrocchi, Abstention (3) Mayor Charles Lombardo, Bruce Paterson, William Nierstedt, the Planning Board passed a Resolution finding that the ordinance is consistent with the Master Plan.

Invitation to the Public to Address the Board

Stephen Greet asked if anyone would like to address the Board- there were no comments.

CLAIMS

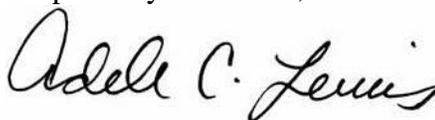
On a motion by Mike Vena and seconded by Gene Jannotti, the Board voted by general consent to approve the following vouchers for Harbor Consultants from the escrow of:

- *Inv # 21186 for \$297.50 Westfield Senior Housing*

ADJOURNMENT

There being no further business, the Board adjourned 9:25 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary