

BOROUGH of GARWOOD
PLANNING BOARD

LINCOLN SCHOOL GYMNASIUM

MEETING of MONDAY, April 18, 2016

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 Westfield Leader on April 14, 2016, by posting on the Borough website and by filing of said notice in the office of the Municipal Clerk. This is a Special meeting of the Board.

MOMENT OF SILENCE AND SALUTE TO THE FLAG

ROLL CALL

Present: Mayor Charles Lombardo, Councilman James Mathieu, Stephen Greet, Kathleen Villaggio, William Nierstedt, Michael Vena, Robert Scherer, Gene Jannotti, Craig McCarrick (Alt I), Paul Tarantino, Paul Nieves, (Alt II), Steve Napolitano (Alt III), John Malcolm (Alt IV)

Absent: None

Excused: None

Also present were Board Attorney Donald Fraser, Planner/Engineer Victor Vinegra and Board Secretary Adele Lewis. Also present was Michael Mistretta, P.P. of Harbor Consultants.

DISCUSSION ITEMS:

Continuation of presentation of South Ave. Redevelopment Plan.

Report from Planner Victor Vinegra dated November 2015
Plan prepared by Harbor Consultants dated November 2015 Amended March 9, 2016 and March 23, 2016.

Chair Greet welcomed the public. He stated that though prescribed by statute, this is not a formal hearing and public comment will be taken at the end of the presentation.

He noted the purpose of this meeting is to review the Plan draft by Victor Vinegra who will introduce and present the report. He noted that this is similar to an ordinance referral under the Municipal Land Use Law for any zoning ordinance however there is a separate provision in the Local Housing and Redevelopment Law. He explained that prior to the

adoption of a Redevelopment Plan the Planning Board will transmit a report to the Governing Body containing its recommendation concerning the Redevelopment Plan. It is ultimately the Governing Body who has the authority to adopt the Plan. He stressed that this is not the site plan hearing for the application. He referenced past meetings and noted that this has been a participatory process and the public has been informed throughout. He introduced Mr. Victor Vinegra, who with his firm, authored the Plan titled: South Avenue Redevelopment Plan prepared by Harbor Consultants dated November 2015 revised March 9, 2016.

PRESENTATION OF THE SOUTH AVE. REDEVELOPMENT PLAN

Planner Engineer Victor Vinegra of Harbor Consultants gave his credentials and reviewed background of the study and proposed plan. He noted the site has been looked at for the past 10 years. He showed excerpts of a study done with NJ Transit in November 2010 and shared comments from members of the public provided for the Transit Study. Raritan Valley Ride train line is very desirable. Placing development along the train line is optimal. He referenced the on-going work of the subcommittee.

Mr. Vinegra stated that the Borough is deficient in Affordable Housing by approximately 60 units. He referenced the information by Jill Hartmann, the Special Master and explained the obligation of the Borough. He noted the Borough satisfied some of the required units with the Westfield Senior Housing Project.

Joe Accardi former Mayor of Roselle Park spoke of the Affordable housing and builders lawsuits. He stated that Roselle Park is very similar to Garwood in that it was once an industrial town. He addressed concerns regarding density. He stated that Roselle Park is more densely populated than any community in the county. He noted that Garwood is best placed to succeed due to the location near the tracks. He recounted Roselle Park's history and litigation. He addressed Section 8 housing versus COAH housing. He asked the public to learn from his town's history and the history of Cranford.

Victor Vinegra spoke of the contamination of the site and the responsibility of the private developer to clean up the site. He referenced the situation of many local communities. He noted that many of the units would be market rate units and the facility will have many amenities. He referred to the previous redevelopment of Thomas & Betts site on North Avenue and the Borough's ability to dictate what was developed. He showed the slides of before and after of the Pointe site and referenced the new ratables.

RECESS/ Intermission 8:50 pm to 9:05 pm

A short break was taken to permit members of the public to view the displayed exhibit boards.

Christopher Minks, Esq. of Russo Development was introduced and explained the history of Russo Developers. They have owned the Petro property for two years. He noted that the project will generate positive fiscal impact for the community. He introduced Mr. Ed Russo.

Edward Russo, principal of Russo Development distributed information to counter the flyers distributed by the Garwood Republican Club. He reviewed the concerns identified in the flyers.

Chair Greet asked for questions of Mr. Accardi. Councilman Mathieu stated he takes exception to Mr. Accardi presence and would have liked to have been notified in advance of of Mr. Accardi's presence. Chair Greet informed Mr. Mathieu that Mr. Vinegra informed him and he was aware that Mr. Accardi would be present this evening.

QUESTIONS FROM PUBLIC:

Concerns that this development will decrease the value of his home.

Questions about previous development proposals in Roselle Park.

Inquiry regarding a Fire truck's ability to reach top of the building.

Concerns about parking and traffic.

Request for NJ Transit to participate in any follow-up meetings to address ridership.

Concern of the number of students to be generated by the new development.

SPECIAL MTG of 4/25/16 7:00 pm at Lincoln school

The Board decided to continue the discussion of the South Avenue Redevelopment Plan to an additional special meeting on April 25, 2016 at 7:00 P.M.

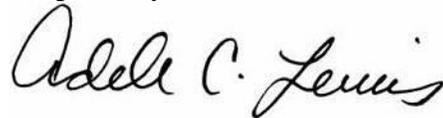
Chair Greet announced that no further notice would be provided

ADJOURNMENT

The next meeting of the Board will be a special meeting on April 25, 2016 at 7:00 pm at Lincoln School.

There being no further business, the Board adjourned 10:30 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary