

BOROUGH of GARWOOD
PLANNING BOARD

LINCOLN SCHOOL GYMNASIUM

MEETING of MONDAY, April 25, 2016

Chair Stephen Greet called the meeting to order at 7:00 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 notification to the Westfield Leader and Star Ledger, 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 (*arrived at meeting at 7:20pm*) Stephen Greet, Kathleen Villaggio, William Nierstedt(*arrived at meeting at 7:35pm*), Michael Vena, Robert Scherer, Gene Jannotti, Paul Tarantino, Craig McCarrick (Alt I), Paul Nieves(*arrived at meeting at 7:10pm*), (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 (*left meeting at 7:25pm- returned at 9:50 pm*). Also present was Michael Mistretta, P.P. of Harbor Consultants.

ANNOUNCEMENT

Case #PB16- 01 **484 Fourth Avenue - Block 102 Lot 10- scheduled for 4/27/16**

Applicant: Angela & Sandro Villaraut

Use Variance & Site Plan Approval for an age-restricted multi-family development consisting of nine townhouses with required variances & waivers

It was announced that Mr. Stephen Hehl, attorney for the applicant had submitted a letter requesting an adjournment from the April 27th meeting given the pending appeal at the Appellate Division. If Judge Cassidy's decision is reversed, there will be no reason for the application to proceed. The applicant will be required to provide legal notice prior to proceeding with their application.

On a motion by Paul Tarantino and seconded by Gene Jannotti, the Board voted by general consent to permit the adjournment requested by the applicant.

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 and stated that this is the continuation from last week's special meeting. He stated that Mr. Vinegra would continue his presentation and public comment and questions will be taken at the end of the presentation. He noted that he anticipates a vote at the conclusion of the evening.

He introduced Victor Vinegra, P.E., P.P., P.L.S.

PRESENTATION OF THE SOUTH AVE. REDEVELOPMENT PLAN (including power point presentation and Exhibit Boards)

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 and the Master Plan.

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. He noted that three different planners determined the Borough's COAH obligation. He noted that he contacted Jill Hartmann to attend but she had a prior commitment. He added that all the municipalities in Union County are struggling with the obligation of affordable housing. He concluded that this represents the Borough's best opportunity to fulfill the obligation.

Mr. Vinegra explained the process of the Governing Body adopting the Plan and the filing of the site plan application before the Planning Board which discusses the minusia

Mr. Vinegra introduced **Edward Russo**, principal of Russo Development.

Edward Russo provided a brief overview of the company. He distributed plans and handouts from last week. Mr. Russo described the site and the work that Russo Development has taken in recent time. He described the environmental cleanup and remediation of the site. He addressed the density and stated that this is a great location in a great town. He noted that it has been vacant for so long due to the challenges and expense of the clean-up. He stated that building less does not necessarily equate better. This property affords the Borough with an opportunity to address affordable housing and ratables.

QUESTIONS/COMMENTS FROM PUBLIC:

The following members of the public asked questions and expressed opinions regarding the proposal.

- Ileen Cuccarro, 348 Avenue
- Frank Krause, Cranford
- James, 511 Myrtle Ave.
- Juliet Correst, Locust Ave.
- Michael Simmons, 345 Hemlock Ave
- John Cassoni, 212 Walnut Ave
- Janet Davie 644 Myrtle Ave
- Sal Piorelli, 548 South Ave
- Tom Bianco, 4th Ave
- Jim Castardi, 653 Myrtle Ave.
- Joe Gorden, 25 Center St.
- Lou Petruzzelli, 232 Hemlock Ave.
- John Bartolick, 231 Hemlock Ave.
- Sylvia Kotias, 425 4th Ave.
- Bruce Paterson, 325 Willow Ave.
- Karen Resetar, 4th Ave.

Mr. Vinegra, Christopher Minks, Esq. of Russo Development and **Edward Russo**, principal of Russo Development responded to the questions and inquiries.

CLOSING COMMENTS FROM THE BOARD

On a motion by Kathy Villaggio seconded by Stephen Greet, the Board voted to accept the report and to forward it to the Governing Body

Affirmative (8) William Nierstedt, Paul Tarantino, Gene Jannotti, Stephen Greet, Kathleen Villaggio, Michael Vena, Paul Nieves, Craig McCarrick

*Negative (0) Abstention Robert Scherer (1) **Motion Carries 8-0-1***

Cancellation of 4/27/16 Planning Board meeting- 7:30 pm at Lincoln school

In light of the request for an adjournment for the Villaraud application, the Board decided to cancel the regularly scheduled meeting.

RESOLUTION

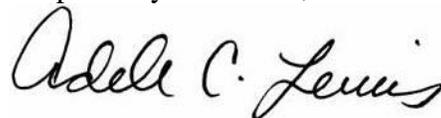
Recommended language for amendment to Redevelopment Plan – North Avenue -to permit outdoor cooler in Redevelopment area.

On a motion by Kathy Villaggio and seconded by Mike Vena the Board voted by general consent to memorialize the wording of the Resolution.

ADJOURNMENT

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

Respectfully Submitted,



Adele C. Lewis, Board Secretary