

BOROUGH of GARWOOD
PLANNING BOARD
SPECIAL MEETING of
June 4, 2014



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 by filing of said notice in the office of the Municipal Clerk and placement on the Borough Web-site. The notice of this meeting was also announced at the regularly scheduled meeting of May 28, 2014. This is a Special scheduled meeting of the Board.

MOMENT OF SILENCE AND SALUTE TO THE FLAG

ROLL CALL

Present:, Bruce Paterson, Michael Vena, Robert Scherer, , Kathleen Villaggio, Georgia Mac Indoe Craig McCarrick (Alt II), Ileen Cuccaro (Alt III), Paul Tarantino (Alt IV)

Absent: None

Excused: Stephen Greet, Mayor Patricia Quattrochi, William Nierstedt, Gene Jannotti, Timothy Hak (Alt 1)

Also present were Board Attorney Donald Fraser and Board Secretary Adele Lewis. Board Planner/Engineer Victor Vinegra was excused.

Invitation to Address the Board

There were no members of the general public present.

RESOLUTION

Bruce Paterson recused himself as he resides within 200 ft. of the subject.

Case #PB13-12 325-331 South Ave Block 404 Lots 8 & 9 C/B Zone

Applicant: LAND of NJ, INC.

Granting of Site Plan Approval (Preliminary & Final) with Variance relief for demolition of existing greenhouse and single family home to provide expansion of the existing mixed use building consisting of 1st floor retail and 2nd floor apartments (8 one bedroom units and 4 two bedroom units)

Donald Fraser noted the presence of Mr. John Schmidt, Esq. and his client Nick Tsapatsaris He also noted that he will not bill for his appearance at this special meeting. Mr. Fraser continued that the application was approved at the April 23rd meeting,

however given the length and complexity of the application, he did not have it completed for the May 28th regularly scheduled meeting. Mr. Fraser noted that he required more time for the preparation of the resolution and he thanked Board members for attending the special meeting for the memorialization.

The Board reviewed and discussed the Resolution prepared by Mr. Fraser.

Don Fraser stated that there were a few corrections that needed to be addressed.

The substantive issues were:

- Section L. revised to- Storage area *of each* apartment should be **FOR EACH** Apartment
- To provide clarity, the following condition of approval was added. The fence will be both along the rear of the property and the westerly side of the property.

Board Attorney Fraser stated that he will make the necessary corrections and return a revised copy to Board Secretary Lewis for distribution.

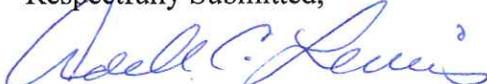
On a motion by Mike Vena and seconded by Georgia MacIndoe, the Board voted Affirmative (3) Michael Vena, Georgia Mac Indoe, Kathleen Villaggio, to memorialize the wording of the Resolution granting Site Plan Approval (Preliminary & Final) with Variance relief for demolition of existing greenhouse and single family home to provide expansion of the existing mixed use building consisting of 1st floor retail and 2nd floor apartments

Mr. Tsapatsaris thanked the Board for holding the special meeting to adopt the resolution.

ADJOURNMENT

There being no further business, the Board adjourned 7:41 p.m.

Respectfully Submitted,


Adele C. Lewis, Board Secretary