

BOROUGH of GARWOOD
PLANNING BOARD

Borough Hall
403 South Avenue, Garwood

MEETING of MONDAY, July 11, 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 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, Stephen Greet, Kathleen Villaggio, William Nierstedt, Michael Vena, Robert Scherer, Gene Jannotti, Paul Tarantino, Craig McCarrick (Alt I), Paul Nieves (*arrived at 7:48pm*), (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.

RESOLUTIONS

Recommending the Governing Body adopt the South Ave. Redevelopment Plan_Report from Planner Victor Vinegra dated November 2015-revised through 5/27/16- The Redevelopment area is identified on the Borough Tax Maps as Lot 1, 2, 3, 4, & 5 of Block 401

Borough Attorney Robert Renaud advised the Planning Board that the resolution was adopted on May 25, 2016 and stated that it recommends that the governing body "adopt this plan." The plan subsequently provided to the Clerk/Administrator, however, was dated May 27, 2016. Victor Vinegra confirms that the plan was revised after the meeting in accordance with instructions from the board, however Mr. Renaud stated the resolution must reflect the correct date of the plan.

Board Attorney Fraser noted that as there was a discrepancy between the date of the Plan referenced on the resolution adopted on May 25th and the date on the plan amended thru May 27, 2016, the Board would be adopting a **corrective** resolution.

Chair Greet read the changes into the record the changes in the Plan, which included the new revision date, added the dates of the two April meetings and specified the exact lots sizes and change the parking 534 to 537

On a motion by William Nierstedt seconded by Mike Vena, the Board voted to adopt the corrective resolution and to forward it to the Governing Body with the South Avenue Redevelopment Plan revised through May 27, 2016 Affirmative (7) William Nierstedt, Paul Tarantino, Gene Jannotti, Stephen Greet, Kathleen Villaggio, Michael Vena, Craig McCarrick

Case #PB16- 04 **41 Second Ave.** Block 208 Lot 10

Applicant: Sharon Kornmeyer

Denying a variance from Section 106-114B residential parking for a driveway in front yard and front yard parking

It was noted that the resolution incorrectly reflects Mr. Mathieu as voting in the negative whereas he Abstained.

On a motion by Kathy Villaggio and seconded by Gene Jannotti, the Board voted Affirmative (8) Mayor Lombardo, Stephen Greet, Kathleen Villaggio, William Nierstedt, Michael Vena, Robert Scherer, Gene Jannotti, Craig McCarrick, to memorialize the wording of the resolution DENYING the request a variance from Section 106-114B residential parking for a driveway in front yard and front yard parking

CLAIMS

On a motion by Mike Vena and seconded by Gene Jannotti the Board voted by general consent to approve payment for the following invoices to Victor Vinegra/Harbor Consultants: from the escrow accounts:

- *Inv# 23471 for \$280.00 for Garwood Paperboard*
- *Inv # 23465 in the amount of \$787.50 for 224 South Ave- Home Depot*
- *Inv # 23460 for \$280.00 for professional services for the South Avenue Redevelopment Plan (Russo)*

NEW BUSINESS

Victor Vinegra informed the Board that the Planning Board may be removed from the litigation by the recommendation of the Special Master. Garwood may have extended amnesty and be exempt from the Affordable Housing litigation as there has been progress on the Redevelopment Plan and working toward meeting the obligation. Mr. Vinegra stated that a meeting will be in the near future.

INVITATION TO ADDRESS THE BOARD:

Bruce Paterson, 325 Willow Avenue stated that the Board is using scare tactics and inquired why the Board had a special meeting. He stated that he took exception to the Board holding this special meeting and incurring extra expense. He concluded by saying the Planning Board is “poisoning” Garwood.

Ileen Cuccarro, 348 Third Avenue how many members of the public participated in the meetings for redevelopment.

COMMENTS FROM THE BOARD

Kathy Villaggio replied to Ms. Cuccarro’s inquiry stating that the discussion for the redevelopment has been going on since 2008. She noted in the past, the Planning Board has held several open forum meetings with much public participation, with approximately 100 people in attendance. Ms. Villaggio stated the Borough also commissioned the NJ Transit study. Ms. Villaggio stated that she received much input from many in the community. She noted that she has been working in this since 2007.

Mr. Vinegra added that the entire Raritan Valley line has been studied on multiple occasions.

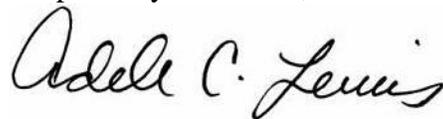
William Nierstedt replied to Mr. Paterson’s comments regarding the Planning Board poisoning the Borough stating that the proposed redevelopment is the trend in New Jersey as people desire to be near mass transit. He countered that the recent development at the Pointe/Mews has advanced Garwood in a positive way.

ADJOURNMENT

The next regularly scheduled meeting of the Board is July 27, 2016.

There being no further business, the Board adjourned 8:05 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary