

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of September 23, 2015

Chair Stephen Greet called the meeting to order at 7:35 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: Mayor Charles Lombardo, William Nierstedt, Stephen Greet, Bruce Paterson, Robert Scherer, Kathleen Villaggio, Gene Jannotti, Paul Tarantino, Paul Nieves, (Alt II), Timothy Hak, (Alt IV)

Absent: None

Excused: Michael Vena, Craig McCarrick (Alt I), Steve Napolitano (Alt III),

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

The Board welcomed new board member Paul Nieves, (Alt II), filling the unexpired term of Pat Quattrocchi. Board Attorney Donald Fraser administered the Oath of Office.

MINUTES

• **MINUTES OF THE AUGUST 26, 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 August 26, 2015 Planning Board meeting.

**The board members who were not present for that meeting abstained.*

RESOLUTIONS

Case #PB15- 08

208 Spruce Ave. Block 508 Lot 14 R/A zone

Applicant: James Guerriero

Granting relief from Section 106-91 (C) requiring a 5 ft. sideyard to permit the intensification of an existing 3.65 sideyard for an addition over a garage

On a motion by Mike Vena and seconded by Gene Jannotti, the Board voted Affirmative (6) Mayor Charles Lombardo, William Nierstedt, Kathleen Villaggio, Robert Scherer, Paul Tarantino, Gene Jannotti, to memorialize the wording of the Resolution Granting relief from Section 106-91 (C) requiring a 5 ft. sideyard to permit the intensification of an existing 3.65 sideyard for an addition over a garage

Case #PB15- 06 **224 South Ave.** Block 501 Lot 1.05 *in the C/C Zone*
Applicant: Home Depot USA, Inc./ Garwood LLC
Granting Amended Preliminary and Final Site Plan & Use Variance to permit temporary & seasonal outdoor sales

On a motion by Kathy Villaggio and seconded by Robert Scherer, the Board voted Affirmative (4) Kathleen Villaggio, Robert Scherer, Gene Jannotti, Paul Tarantino, to memorialize the wording of the Resolution granted Amended Preliminary and Final Site Plan & Use Variance to permit temporary & seasonal outdoor sales

APPLICATION

Case #PB15- 04 **245 South Ave.**
Block 502 Lot 3 *in the General Business G/B Zone*
Applicant: R & P Holdings, LLC
Seeking Amended Preliminary and Final Site Plan & Use Variance to permit construction of mixed use -residential units above retail

Mayor Charles Lombardo, William Nierstedt recused themselves as this is a Use Variance and left the dais. Bruce Paterson recused himself as he knows the applicant.

ATTACHMENT #1
TRANSCRIPT FROM CASE # PB 15-04
245 SOUTH AVENUE

Thomas Dooley, Esq. represented the applicant. He stated the application consists of:

1. Converting a 1 ½ story residential dwelling to a retail/office facility.
2. Constructing two-two bedroom apartments on the second and third floors.
3. Constructing a seven car parking area.
4. Reconstructing the existing driveway along a State Highway.

WITNESSES:

Robert Hudek, Professional Planner
James Mastronardy, P.E., P.P
Gary Dean, P.E., Traffic Engineer
Ronald Meeks, R.A.
Preston Terrell, property owner

Questions/Comments from the Public-

Bruce Paterson- 325 Willow Avenue
Brian Trusdell- Westfield Leader

RECESS 9:05-9:15 pm

The Board discussed the many outstanding items in the site plan and referenced Mr. Vinegra's review letter of 9/21/15. Mr. Dooley requested that the application be bifurcated and the Board only consider the Use at this time.

Stephen Greet opined that residential units are not envisioned for the General Business zone and this proposal does not advance the goals of the Master Plan. Further, the applicant has not made any effort to conform with the zoning for this property. Kathy Villaggio felt that enough testimony had not been given for the specifics of the site plan.

On a motion by Robert Scherer and seconded by Tim Hak, the Board voted Affirmative (5) Robert Scherer, Gene Jannotti, Paul Tarantino, Paul Nieves, Tim Hak, Negative (2) Stephen Greet, Kathleen Villaggio, the Planning Board grant a Use Variance to permit construction of mixed use –containing two residential apartment units above retail

Site Plans with more detail will be submitted to the satisfaction of Mr. Vinegra and in time for his review in advance of the November 12th meeting.

On a motion by Kathy Villaggio and seconded by Paul Nieves, the board voted by general consent that the applicant be required to re-notice for the site plan portion of the application.

CLAIMS

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

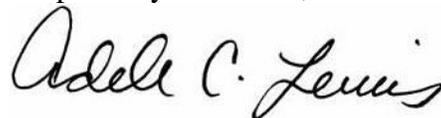
- *Inv # 21870 for \$540.00 from the escrow of St. Anne's*
- *Inv # 22053 for \$240.00 from the escrow of St. Anne's*
- *Inv # 21992 for \$905.00 from escrow of 325 South Ave.*
- *Inv # 21833 for \$42.50 from escrow of 325 South Ave.*
- *Inv# 21869 for \$900.00 from Home Depot escrow*
- *Inv# 22052 for \$2400.00 from Home Depot escrow*

Also Invoice # 22004 to Harbor Consultants for \$1020.00 from the Planning Board budget for professional services for work on the South Avenue Redevelopment Plan.

ADJOURNMENT

There being no further business, the Board adjourned 10:35 p.m.

Respectfully Submitted,



Adele C. Lewis, Board Secretary