

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of January 9, 2019

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 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 Sara Todisco, William Nierstedt, Councilman Richard McCormack, Ken Capobianco, Michael Vena, Stephen Greet, Kathleen Villaggio, Paul Tarantino, Steve Napolitano John Malcolm (Alt I) Steve Barcan,(Alt, II), Sergio Simoes (Alt III), Peter Demato (Alt IV)

Absent: None

Excused: None

Also present were Board Attorney Donald Fraser, Victor Vinegra, P.E., P.P and Board Secretary Adele Lewis.

The meeting was turned over to Board Attorney Donald Fraser.

ANNUAL REORGANIZATION OF THE BOARD

Board Attorney Donald Fraser administered the Oath to newly appointed and re-appointed Board members:

Election of Chair

Board Attorney Donald Fraser called for nominations

Call for nominations for Chair of the Planning Board for 2019.

A motion was made by Mayor Todisco and seconded by Mike Vena to elect Stephen Greet the Chair of the Planning Board for 2019.

A call for other nominations- seeing none, nominations were closed and a unanimous vote was cast for Stephen Greet as the Chair of the Planning Board for 2019.

The meeting was turned over to Mr. Greet, who thanked the Board for their support. He welcomed the new Board members.

Election of Vice Chair Call for nominations for Vice Chair of the Planning Board for 2019.

A motion was made by Steve Greet and seconded by Richard McCormack to elect Kathleen Villaggio the Vice Chair of the Planning Board for the year 2019

A call for other nominations- seeing none, nominations were closed and a unanimous vote was cast for Kathy Villaggio as the Vice-Chair of the Planning Board for 2019.

Resolution PB-1

A motion was made by Kathy Villaggio and seconded by Mike Vena to appoint Donald B. Fraser, Jr. as Board Attorney to the Planning Board through and including the January 2020 reorganizational meeting.

A formal resolution prepared by the Borough Clerk will be signed by the Board Secretary to be placed on file in the Clerk's Office.

Resolution PB-2

A motion was made by Mike Vena and seconded by Kathy Villaggio that Victor Vinegra/Harbor Consultants be appointed the Consulting Engineer/Planner to the Planning Board through and including the January, 2020 reorganization meeting of the Board.

A formal resolution prepared by the Borough Clerk will be signed by the Board Secretary to be placed on file in the Clerk's Office.

Resolution PB-3

A motion was made by Kathy Villaggio and seconded by Mike Vena that Adele Lewis be appointed Secretary to the Planning Board through and including the January, 2020 reorganization meeting of the Board.

Resolution PB-4

Chair Greet read the resolution designating the Union County Local Source, Westfield Leader and Star Ledger the official newspapers of the Planning Board for the publications of official notices and as the official newspapers to receive notices for the purpose of the Open Public Meetings Act for the year 2019.

Resolution PB-5

Resolution re-adopting the Rules and Regulations, forms and procedures of the Garwood Planning Board.

Resolution PB-6

Chair Greet stated that he was proposing a change in the dates as distributed and asked that the second January meeting date be postponed to January 30th. The Board agreed to the revision. **The initial dates presented contained an error for the March dates (3/10 & 3/24) which were subsequently corrected. The below list is the correct 2019 meeting dates.*

Resolution adopting the following dates as the designated meetings dates for the Planning Board for 2019 as revised.

All meetings will be held in the Municipal Building, 403 South Avenue beginning at 7:30 p.m.

January 9, & 30	February 27	March 13, & 27	April 24	May 22
June 26	July 24	August 28	September 25	
October 9 & 23	November 13	December 11	And January 15, 2020	

All workshop sessions to commence at 7:15 P.M. and all regular meetings to commence at 7:30 P.M. There will be no new applications after 10:00 p.m., no new witnesses after 10:30 p.m. and the meeting shall be adjourned at 11:00 p.m., unless authorized by the Board.

****The Chair and Board Secretary shall be authorized to cancel a meeting due to lack of scheduled business.***

A motion was made by Kathy Villaggio and seconded by Mike Vena and the the Board voted unanimously to adopt resolutions PB-4 through PB-6

Adoption of the Board Annual Year End Report pursuant to N.J.S. 40:55D-70.1

On a motion by Kathy Villaggio and seconded by Mike Vena the Board voted by general consent to adopt the Zoning Board Annual 2018 Year End Report pursuant to N.J.S. 40:55D-70.1 and that it be forwarded to the Governing Body.

MINUTES

- **MINUTES OF THE DECEMBER 12, 2018 PLANNING BOARD MEETING**

On a motion by Kathleen Villaggio and seconded by Mayor Todisco, the Board voted by general consent to adopt the minutes of the December 12, 2018 Planning Board meeting as revised.

RESOLUTIONS

The Board discussed the resolutions prepared and distributed by Board Attorney Fraser.

Case #PB17-08

3 Lincoln Avenue

Block 211 Lot 11 Light Industrial (LI) Zone

Applicant: DJB Holdings, LLC

Granting Site Plan Approval for parking lot improvements

On a motion by Mike Vena and seconded by Kathy Villaggio, the Board voted Affirmative (7), Kathy Villaggio, Mayor Todisco, Paul Tarantino, William Nierstedt, Mike Vena, Steve Napolitano, John Malcolm, to memorialize the wording of the resolution granting preliminary and final site plan approval with the conditions agreed upon during testimony.

The Board discussed the resolution and noted two revisions on the resolution for memorialization on South Ave II Urban Renewal LLC:

- Condition G – pg. 18 reference to the wheel stops against the building was removed.
- Condition W –pg. 20 two bicycle racks, rather than one

Case # PB18-03

423-453 South Ave. & 424-440 South Avenue

Block 403 Lots 1-6, 19-22

Applicant: South Ave. II Urban Renewal, LLC

Granting Site Plan Approval for 72 unit building with associated waivers and subdivision for lot consolidation

On a motion by Kathy Villaggio and seconded by Mike Vena, the Board voted Affirmative (9) Mayor Sara Todisco, Stephen Greet, Kathleen Villaggio, Paul Tarantino, Michael Vena, Steve Napolitano to memorialize the wording of the Resolution as revised granting Preliminary and Final Site Plan Approval & deviations in the matter of 423-453 South Ave. & 424-440 South Ave.

ORDINANCE REVIEW

Pursuant to N.J.S.A. 40:55D-26 review Ordinance No.18-XX revising Section 106-100 regarding Eating & Drinking Establishments

The Board continued their discussion of the ordinance. Mr. Nierstedt distributed ordinances from Cranford and Westfield.

The Board discussed the vague components of the ordinance such as obtaining site plan from the approving authority, and if that would be the governing body or an appointed subcommittee. Also questions regarding the ABC Licensing Laws.

Various other changes to the proposed ordinance were recommended and agreed upon such as changing the reference from the BOCA code to the IBC Code. It was also agreed to review 146-53

Mr. Nierstedt suggested adding recycling containers to (6) c which references waste receptacles. The rationale for the need of a minimum number of seats was also questioned as was the prohibition of eating in cars.

Mr. Barcan pointed out inconsistencies in the zones and recommended the necessary charges to have it more consistent. Mr. Vinegra stated that when considering outdoor seating for North and South Avenue, consideration should be given to requiring a larger buffer protected by planters.

On a motion by William Nierstedt and seconded by Kathy Villaggio, the Board voted by general consent to forward the recommendations to the Governing Body

CLAIMS- *The following claims were presented for payment and approved.*

To Victor Vinegra of Harbor Consultants:

- Invoice # 27575 for \$1050.00 from the escrow of Russo II - South Avenue
- Invoice # 27573 for \$630.00 from the escrow of Russo I - South Avenue
- Invoice # 27574 for \$140.00 from the escrow of 3 Lincoln Ave/ DJB Holdings

Legal services by Donald Fraser for 5 meetings Oct 2018- Jan 9, 2019 \$4250.00

NEW BUSINESS

Victor Vinegra updated the Board on pending applications and provided an update of the Pathmark site. He stated he has been speaking with Lidl Supermarkets who is interested in renting a portion of the site.

Invitation to the Public to Address the Board

Chair Stephen Greet asked if anyone would like to address the Board.

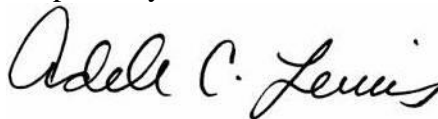
Hugh Sinclair noted that Lidl Supermarkets has a site in Union which used non-union workers causing protests.

ADJOURNMENT

There being no further business, the Board adjourned 8:40 p.m.

The next meeting of the Board is January 30, 2019.

Respectfully Submitted,



Adele C. Lewis, Board Secretary