

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of January 10, 2018

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 Charles Lombardo, William Nierstedt, Councilman Joseph Sarno (arrived at 7:45 p.m.), Gene Jannotti, Michael Vena, Lou Petruzelli, Stephen Greet, Kathleen Villaggio, Paul Tarantino, Steve Napolitano (Alt, II), John Malcolm (Alt III), Denise Ridente (Alt IV)

Absent: None

Excused:

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 new and re-appointed Board members: William Nierstedt, Class IV, Lou Petruzelli, Class II, Steve Napolitano, Alt II, Denise Ridente, Alt IV

Election of Chair

Board Attorney Donald Fraser called for nominations

Call for nominations for Chair of the Planning Board for 2018.

A motion was made by Mayor Lombardo and seconded by Mike Vena to elect Stephen Greet the Chair of the Planning Board for 2018.

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 2018.

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

Election of Vice Chair

Call for nominations for Vice Chair of the Planning Board for 2018.

A motion was made by Mayor Lombardo and seconded by Paul Tarantino to elect Kathleen Villaggio the Vice Chair of the Planning Board for the year 2018

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 2018.

Resolution PB-1

A motion was made by Kathy Villaggio and seconded by Gene Jannotti to appoint Donald B. Fraser, Jr. as Board Attorney to the Planning Board through and including the January 2019 reorganizational meeting at a rate of \$825.00 per meeting. *Motion Carries 9-0*

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, 2019 reorganization meeting of the Board. *Motion Carries 9-0*

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 Mayor Lombardo that Adele Lewis be appointed Secretary to the Planning Board through and including the January, 2019 reorganization meeting of the Board. *Motion Carries 9-0*

Board Attorney Fraser recommended that PB4 through PB-6 could be moved as group.

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 2018.

Resolution PB-5

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

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 31st. The Board agreed to the revision and Mr. Minks, attorney for Russo Development noted the date was acceptable to the applicant.

Resolution PB-6

Resolution adopting the following dates as the designated meetings dates for the Planning Board for 2018.

January 10, & 31	February 28	March 14, & 28	April 25	May 23
June 27	July 25	August 22	September 26	
October 10 & 24	November 7	December 12	And January 9, 2019	

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

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 Mayor Lombardo be it resolved that the Board adopt resolutions PB-4 through PB-6

MINUTES

- **MINUTES OF THE DECEMBER 14, 2017 PLANNING BOARD MEETING**

On a motion by Gene Jannotti and seconded by Kathleen Villaggio, the Board voted by general consent to adopt the minutes of the December 14, 2017 Planning Board meeting.

RESOLUTION

Case #PB17-7

550 4th Avenue

Block 101 Lot 2 R/A Zone

Applicant: David & Rose Conceicao

Granting D-2 Variance for an Expansion of Non-conforming Use for a two-family dwelling in R/A zone

On a motion by Kathy Villaggio, and seconded by Gene Jannotti, the Board voted Affirmative (6) Stephen Greet, Kathleen Villaggio, William Nierstedt, Michael Vena, Gene Jannotti, Paul Tarantino, Negative (0) to memorialize the wording of the Resolution granting the D-2 variance subject to the conditions in the review letter by Victor Vinegra dated 10/23/17

APPLICATIONS

Case #17-08

3 Lincoln Avenue (Carried from 10/15/17 mtg)

Block 211 Lot 11 General Business (GB) Zone

Applicant: DJB Holdings, LLC

Seeking Site Plan Approval for parking lot improvements

Chair Greet stated that a letter had been received requesting the application be carried as there are new professionals that have been retained and new plans are forthcoming. The Board agreed to carry the application to the February 28th meeting. The applicant will be required to republish and serve notice.

On a motion by Kathy Villaggio and seconded by Gene Jannotti, the Board voted all in favor to carry the application to February 28, 2018 with the requirement of legal notification.

Case # PB17-06

Applicant: South Ave Urban Renewal, LLC (Continuation)

400, 450-490 South Avenue & 50 and 70 Center Street
(B 401, Lots 1, 2, 4, 5) within the South Avenue Transit Oriented
Redevelopment Area

Seeking Preliminary and Final Site Plan Approval for a project which proposes to demolish the vacant former industrial buildings, remediate and redevelop the subject property with approximately 396,000 Gross SF mixed use building. The proposed building will include 298 apartment units, 19366 SF of Retail space, on-site Leasing Office, on-site amenities for residents including fitness facility and pool, a parking deck that will be wrapped by the building on three sides, and an open plaza

As required by Ordinance, a court reporter was present.

ATTACHMENT # 1
TRANSCRIPT FROM CASE # PB 17-06
SOUTH AVE URBAN RENEWAL, LLC

Board Attorney Fraser noted that the Board had new members and that the transcript has been circulated. Lou Petruzzelli stated that he had read the transcript.

Mr. Christopher Minks, Esq. of Russo Development was present and continued to represent the applicant. He stated that the traffic testimony will be presented at the next hearing and tonight would be the presentation of the civil engineering of the project. Mr. Minks stated that based on the last hearing, the applicant will have a universal electric car charging station, and some improvements to the façade of the rear parking deck.

Doug Bartells, P.E. Carlstadt, NJ, Chief Engineer for Russo Development, was sworn and qualified. He reviewed the site plans and exhibits which he prepared. He discussed site circulation, drainage and lighting. He referenced the review letter by Mr. Vinegra and noted how the applicant has complied or will comply with the recommendations. Mr. Bartells added that demolition will commence shortly and will take 4-6 months as it requires separation due to EPA regulations.

MARKED INTO EVIDENCE

- A-5 Site plan pg. CSK-1 titled valet parking lane
- A-6 A4.4 color rendering
- A-7 photo of trash receptacle and bike rack

RECESS- 9:25-9:30 p.m.

QUESTIONS FROM THE PUBLIC

Bruce Paterson, 325 Willow Avenue inquired about the site circulation and the configuration of the driveway.

The application was carried to January 31, 2018 without further notice.

NEW BUSINESS

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

On a motion by Councilman Sarno and seconded by Kathy Villaggio, the Board voted by general consent to adopt the Zoning Board Annual 2017 Year End Report pursuant to N.J.S. 40:55D-70.1 and that it be forwarded to the Governing Body. William Nierstedt Abstained

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

To Victor Vinegra of Harbor Consultants:

- Invoice # 25986 for \$7450.00 from the escrow of Russo I - South Avenue
- Invoice # 25991 for \$560.00 from the escrow of 550 4th Ave - Conceicco

Invitation to the Public to Address the Board

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

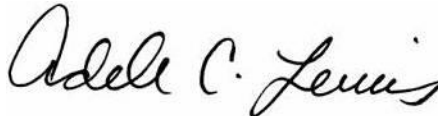
Bruce Paterson, 325 Willow Avenue stated that a letter from the Historical Committee had been circulated requesting the preservation of aluminum panels from the building to be reincorporated into the new building. Mr. Minks stated that approval from the EPA would be required to reuse as they may be contaminated. He will speak to his client regarding the request but the applicant has agreed to a pictorial display of the site to preserve the sites history.

ADJOURNMENT

There being no further business, the Board adjourned 10:15 p.m.

The next meeting of the Board is January 31, 2018.

Respectfully Submitted,



Adele C. Lewis, Board Secretary