

**BOROUGH of GARWOOD**  
**PLANNING BOARD**

**MEETING of January 31, 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 (arrived at 7:43 p.m.), Councilman Joseph Sarno, Gene Jannotti (arrived at 7:50 p.m.), Michael Vena, Stephen Greet, Kathleen Villaggio, Paul Tarantino, Steve Napolitano (Alt, I), John Malcolm (Alt II), Denise Ridente (Alt III) Alt. IV- Vacant

**Absent:** None

**Excused:** Lou Petruzzelli

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

**MINUTES**

- **MINUTES OF THE JANUARY 10, 2018 PLANNING BOARD MEETING**

On a motion by Mike Vena and seconded by Kathleen Villaggio, the Board voted by general consent to adopt the minutes of the January 10, 2018 Planning Board meeting as amended to reflect Mr. Vinegra in attendance.

Chair Greet stated that in an attempt to permit Board members who were coming from other meeting to be present, the Board would address other matters first.

**Invitation to the Public to Address the Board**

Chair Stephen Greet asked if anyone would like to address the Board. There were no members of the public wishing to address the Board.

RECESS 7:35- 7:43 p.m.

## **APPLICATION**

**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 Ms. Ridente had the transcript for the December meeting for which she was not present. It was noted that Mr. Nierstedt had arrived and Mr. Jannotti arrived shortly afterwards.

Mr. Christopher Minks, Esq. of Russo Development was present and continued to represent the applicant. He stated that the traffic and parking testimony will be presented tonight and if time permits, the Planning testimony. Mr. Minks noted that there was some confusion as to the final adopted version of the Redevelopment Plan and an earlier draft that was on the Borough website. He stated that he had conversations with Mr. Vinegra to clarify.

Charles Olivo, P.E., PTOE of Stonefield Engineering & Design was sworn and qualified. He reviewed his letter dated 1/19/18 which was a response to the 12/8/17 comments by the Borough's traffic consultant, Mr. Lee Klein.

Mr. Olivo also reviewed the Traffic Impact Study dated 1/19/18 prepared by Stonefield Engineering. Mr. Olivo reviewed the levels of service (LOS), trip generators, and volume during peak hours. He explained the concept of "Complete Streets" and the various modes of transportation.

The Board asked questions regarding the Traffic Study. Mr. Nierstedt inquired if the applicant had actively pursued additional stops from NJ Transit for this Transit Oriented Development.

#### **MARKED INTO EVIDENCE**

- A-8 Sheet CSK-1 revision of exhibit A-5

Lee D. Klein, P.E., of Klein Traffic Consultant was sworn and qualified. He spoke to the queuing on Center Street and pedestrian movement.

Victor Vinegra questioned the extensive striping for the “no standing” zone in front of the Fire Dept. and noted that likely could be reduced. Mr. Vinegra also noted that a dedicated turn lane might be warranted and the on street spaces could be reconfigured to maximize parking. The applicant stated that they are willing to approach the County and if permissible, had no objections. Additionally, they will replace the curbing at the site. Mr. Olivo continued his testimony and stated that the new traffic controls recently installed have improved the LOS.

Mr. Olivo reviewed the parking calculations and stated that the site has a total of 882 spaces, more than the 469 spaces required by the Redevelopment Plan. He explained that there will be no designated parking spaces and the shared spaces provide a higher efficiency. He added that the parking is a Smart Parking System and will be managed by a designed parking management provider with residents using FOBs and all others using a cashier method. He added that a Valet service will be added for the restaurant during their peak service time.

RECESS 9:35-9:44 p.m.

Chair Greet stated that the Planner would likely not be reached this evening.

Mr. Olivo reviewed the “true parking demand” and further explained the parking system. He noted that the limitation of the number of cars permitted for each unit are restricted by pricing and policy.

The Board asked questions regarding the parking.

Doug Bartells, P.E. Carlstadt, NJ, Chief Engineer for Russo Development, previously sworn and qualified. He reviewed the location of the bike racks, stating that there are 8 total bike racks which can accommodate 35 bikes.

#### QUESTIONS FROM THE PUBLIC

Bruce Paterson, 325 Willow Avenue inquired about the parking.

Chair Greet asked that Mr. Klein, as the Board’s Consultant confirm that he was in agreement, or took no exception to any of the testimony provided.

Mr. Klein stated that he agrees that the project meets the parking requirements of the Redevelopment Plan and that the applicant has provided mechanisms to mitigate any parking concerns with the Smart Parking and Parking Management, and the Valet. His 12/8/17 letter was referenced and an outline will be provided with possible conditions of approval.

The Board discussed the next meeting date of February 28<sup>th</sup>. Mr. Minks noted that his planner had a conflict for that evening. The Board agreed to move the meeting to

February 21, 2018 with no further notice required with a start time of 8:00 p.m. The Board Secretary will notice the Special Meeting and inform the applicant scheduled for February 28<sup>th</sup> that they would be postponed until March 14<sup>th</sup>. Additionally, the February 28<sup>th</sup> meeting will be cancelled.

The application was carried to **February 21, 2018 at 8:00** p.m. without further notice.

### **NEW BUSINESS**

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

To Victor Vinegra of Harbor Consultants:

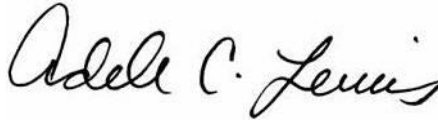
- Invoice # 26008 for \$12760.00 from the escrow of Russo I - South Avenue
- Invoice # 26087 for \$3315.00 from the escrow of Russo I - South Avenue
- Invoice # 26011 for \$315.00 from the escrow of McDonald's- North Ave

### **ADJOURNMENT**

There being no further business, the Board adjourned 11:05 p.m.

The next meeting of the Board is February 21, 2018 at 8:00 p.m.

Respectfully Submitted,

A handwritten signature in black ink that reads "Adele C. Lewis". The signature is written in a cursive style with a large initial 'A'.

Adele C. Lewis, Board Secretary