

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of February 21, 2018

Stephen Greet called the meeting to order at 8:03 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 special meeting of the Board in place of the regularly scheduled meeting of February 28th.

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, Lou Petruzzelli, Gene Jannotti, 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: None

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 31, 2018 PLANNING BOARD MEETING**

On a motion by Kathleen Villaggio and seconded by Gene Jannotti, the Board voted by general consent to adopt the minutes of the January 31, 2018.

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

Christopher Minks, Esq. of Russo Development was present and continued to represent the applicant. He stated that the planning testimony will be presented tonight.

Diego Santos, P.P. was sworn and qualified. He stated that other than two minor deviations, the plan complies with the Redevelopment Plan. He reviewed deviations for the minimum size of the apartments stating that 9 units do not comply and the request to deviate from the standard parking stall width to permit 8 ½ ft.

He reviewed the positive stating that the project will be esthetically pleasing, remediate a contaminated site and bring a vibrant mixed use with retail to the residents.

In reviewing the negative criteria, Mr. Santos testified that there will be a benefit to the community with no substantial impact and the deviations from the Plan do not cause any detriment.

The Board asked questions regarding Mr. Santos testimony. Mr. Nierstedt asked about the impact of school aged children and specifics of the Affordable Housing requirements. Mr. Minks responded that a fiscal impact study had been provided to the Governing Body and the Affordable Housing is mandated by the settlement.

Mr. Santos stated that the projected school age children generated from this project equates to 27 total school aged children from the project. He noted that the development is not conducive to families.

The Board discussed the parking management and various methods to prevent “hunting” for a parking space. The Board discussed possibly placing this as a condition. Mr. Minks stated that they are in discussions with various parking management systems.

QUESTIONS FROM THE PUBLIC

Bruce Paterson, 325 Willow Avenue inquired about additional fees for the COAH units regarding the parking and the estimated number of children.

COMMENTS FROM THE PUBLIC

Bruce Paterson, 325 Willow Avenue stated that he felt there was too much density for this area.

Mr. Minks provided a closing summary and thanked the Board for their time and considerations.

The Board discussed possible conditions of approval. Mr. Nierstedt distributed a list of several items to be considered and reviewed each of the 27 items listed. Mr. Fraser noted that this will assist him in the preparation of the resolution.

The consensus of the Board was that this was a thorough application and would be a benefit to the community.

Board Attorney Fraser reviewed the eligibility of the voting members. Mr. Petruzelli stated that he had read the transcript from the last meeting for which he was absent. It was noted that if the Board were to act favorably upon the application, the motion would be to grant preliminary and final site plan approval together with a subdivision for lot consolidation.

On a motion by Kathleen Villaggio and seconded by Gene Jannotti, the Board voted Affirmative (9) Mayor Lombardo, William Nierstedt, Councilman Sarno, Stephen Greet, Kathy Villaggio, Paul Tarantino, Gene Jannotti, Mike Vena, Lou Petruzzelli Negative (0) to grant preliminary and final site plan approval together with a subdivision for lot consolidation in the matter of South Ave Urban Renewal, LLC.

MOTION CARRIES 9-0

NEW BUSINESS

Chair Greet reminded the Board members that the February 28th meeting was cancelled.

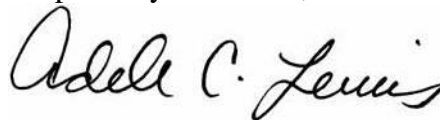
CLAIMS- *The following claims were presented for payment and approved.*
To New Jersey Planning Officials for 2018 membership for \$325.00

ADJOURNMENT

There being no further business, the Board adjourned 10:25 p.m.

The next meeting of the Board is scheduled for March 14, 2018.

Respectfully Submitted,



Adele C. Lewis, Board Secretary