

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of February 24, 2021

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. This is a Special meeting of the Board. The VIRTUAL PUBLIC MEETING is being held via remote access VIA RING CENTRAL. Notice to access the meeting via phone conference & Ring Central was made public on the Borough website and social media.

Flag Salute – Moment of Silence

ROLL CALL

Present: Mayor Sara Todisco, Councilman Russ Graham, Stephen Greet, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, William Nierstedt, Steve Barcan, (Alt. I) Stephanie Bianco Alt, II), Richard McCormack, (Alt III) Alt. IV - VACANT

Absent: None

Excused:, Steve Napolitano, Michael Vena

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

MINUTES

- **MINUTES OF THE JANUARY 13, 2021 PLANNING BOARD MEETING**

On a motion by Ken Capobianco, and seconded by William Nierstedt the Board voted by general consent to adopt the minutes of the January 13, 2021 Planning Board meeting.

RESOLUTION

Case #PB20-05

337 Myrtle Ave. Block 408 Lot 8 R/A Zone

Applicant: Joseph Smolinski

Granting a Certificate of non-conformity for a two-family house in a one family zone

On a motion by Kathleen Villaggio and seconded by William Nierstedt, the Board voted Affirmative (7) Stephen Greet, Ken Capobianco, Kathleen Villaggio, Richard McCormack, Paul Tarantino, William Nierstedt, Steve Barcan, to memorialize the wording of the resolution granting a Certificate of non-conformity for a two-family house in a one family zone.

Case #PB20-04

640 Willow Ave. B 302 L 19 R/B Zone

Applicant: MZ Homes, LLC

Granting relief from Section 106-93 B.2 of the Land Use Ordinance to permit a duplex (side by side) two family dwelling in the R/B zone.

On a motion by Stephen Greet and seconded by Ken Capobianco, the Board voted Affirmative (8) Mayor Sara Todisco, Councilman Russ Graham, Stephen Greet, Ken Capobianco, Paul Tarantino, William Nierstedt, Steve Barcan, Rich McCormack, to memorialize the wording of the resolution granting relief from Section 106-93 B.2 of the Land Use Ordinance to permit a duplex (side by side) two family dwelling in the R/B zone.

DISCUSSION ITEMS

Master Plan Reexamination – *Process and consideration of Resolution to authorize the Borough Administrator/Clerk to prepare Request for Proposals for professional services and solicit proposals for the Reexamination of the Garwood Master Plan.*

The Board discussed of the above referenced resolution of the Planning Board. While Mr. Nierstedt stated he feels it is important to look at the various elements of the Master Plan and consider an in-depth review and long-range planning. Mayor Todisco and Councilman Graham stressed that this will be a difficult budget year and that may not be possible at this time. The Board offered the following comments/recommendations in seeking the RFP.

The Board discussed the various components of the Master Plan and would like the RFP to solicit pricing for the required Land Use Plan & Housing Element Plan.

The Board also would like to separately seek line-item pricing for the following Elements:

- Community Facilities Plan
- Recycling Plan
- Green Building Technology Plan
- Utilities Plan

At the conclusion of the discussion, the Board adopted the following resolution.

*On a motion by Kathy Villaggio and seconded by, William Nierstedt the Board voted to forward to authorize the Borough Administrator/Clerk to prepare Request for Proposals for professional services and solicit proposals for the Reexamination of the Garwood Master Plan. *Mayor Sara Todisco, Councilman Russ Graham Abstained.*

Stormwater Control Ordinance- *proposed Revisions Required by Amendments to Stormwater Management Rules at N.J.A.C 7:*

Victor Vinegra stated that these guidelines were cursory in nature and the municipality had little input. He stated it will not affect smaller projects and one and two-family homes.

On a motion by Kathy Villaggio and seconded by seconded by Ken Capobianco, the Board voted Affirmative (8), Stephen Greet, Ken Capobianco, Kathy Villaggio, Paul Tarantino, William Nierstedt, Steve Barcan, Rich McCormack, Stephanie Bianco to recommend that the Governing Body adopt the Stormwater Control Ordinance.

**Mayor Sara Todisco, Councilman Russ Graham Abstained.*

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

To Victor Vinegra of Harbor Consultants:

Inv. # 30964 from the escrow of Russo- South Ave Redevelopment I in the amount of \$4222.50

Inv. # 30965 from the escrow of Lidl – 10 South Ave. in the amount of 177.50

Inv. # 30967 from the escrow of 242 Second Ave- Martin in the amount of \$580.00

Inv. 30958 from the escrow of 640 Willow Ave in the amount of \$637.50

OLD BUSINESS

Victor Vinegra stated that the properties at 604/ 608 Willow Avenue is in the process of confirming accuracy for resolution compliance with regards to the height.

Invitation to the Public to Address the Board

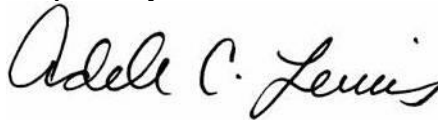
Chair Stephen Greet asked if anyone would like to address the Board.- No Comments

ADJOURNMENT

There being no further business, the Board adjourned 8:45 p.m.

The next meeting of the Board is March 24, 2021.

Respectfully Submitted,



Adele C. Lewis, Board Secretary