

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of March 13, 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, Stephen Greet, William Nierstedt, Councilman Richard McCormack, Ken Capobianco, Michael Vena, Kathleen Villaggio, John Malcolm (Alt I),

Absent: None

Excused: Steve Napolitano Paul Tarantino Steve Barcan, (Alt, II), Sergio Simoes (Alt III)
Peter Demato (Alt IV)

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

MINUTES

• **MINUTES OF THE JANUARY 9, 2019 PLANNING BOARD MEETING**

On a motion by Kathleen Villaggio and seconded by Mike Vena, the Board voted by general consent to adopt the minutes of the January 9, 2019 Planning Board meeting as revised.

APPLICATIONS

Case #PB19-01

2 North Avenue (GB) General Business Zone

Block 210 Lot 9

Applicant: 2 Laxmee, LLC

Seeking Preliminary and final Site plan with associated variances for a two-story mixed use building containing four residential units over 7070 sq.. ft. of ground floor retail space

It was announced that the applicant had requested an adjournment as they are revising the plans and preparing for a resubmission. Notice will be required for the new hearing date, which was determined to be April 24, 2019.

As required by ordinance, a court reporter was present.

Case #PB19-03

604 608 Willow Avenue R/B Zone

Block 302 Lots 11 & 12

Applicant: 604/ 608 Willow Ave., LLC

Seeking minor subdivision

ATTACHMENT # 1

TRANSCRIPT FROM CASE # PB 19-03

604 - 608 WILLOW AVE., LLC

Stephen Hehl, Esq. of Javerbaum Wurgaft, Union NJ represented the applicant.

Mr. Watson, P.E., sworn and qualified. Mr. Watson stated the subject property is located within the RB- Two Family Residential Zone, identified as Block 302, Lots 11 and 12 on the Tax Maps. Lot 11 is a corner lot and the property has 60 feet of lot frontage along Willow Avenue and 100 feet of lot frontage along Maple Street. The property is currently developed with a garage which would be removed as part of the proposed project. He continued that Lot 12 has an area of 4,000 sf and 40 feet of lot frontage along Willow Avenue. The Applicant proposes to merge Lots 11 and 12, and then subdivide them into two conforming lots.

Mr. Watson referenced Victor Vinegra's review letter of 3/11/19 and addressed the issues raised. He identified the variances being requested. The Board inquired about the number of on street parking spaces which would be lost with the proposal. Concern was also expressed regarding the steep grade of the driveway into the garage and the inability to park a car on it.

Gregory Waga, R.A., of Waga Architecture, Rahway, NJ was sworn and qualified. He reviewed the layout of the proposed two structures, He stated the applicant is proposing to construct a 2 ½ story three-bedroom two-family house on each new lot which would yield a total of four (4) dwelling units which would contain three bedrooms and three baths.

He stated the applicant is proposing four (4) curb cuts and driveways for each of the units in order to provide an individual driveway and garage for each unit. He discussed the layout of the driveways. He noted that a variance request had been omitted for one of the lots for a front yard setback for the porch.

The Board asked questions of the professionals and inquired how the criteria for granting relief, especially the Floor Area Ratio / D Variance (proposed FAR of Proposed Lot 11.01 is 63% and of Proposed Lot 11.02 is 73% where a maximum of 54% is permitted) could be granted as it appeared that much of the hardship was self-imposed due to the size of the buildings.

The Board discussed the "side-by-side" configuration and inquired if it may lead to future condominium type ownership.

Mazar Altun, Paramus, NJ, partner in the LLC which is contract purchaser of property was sworn in. He stated that the side by side layout is more desirable and aesthetically pleasing. He added that the size and layout increases the marketability of the units. Mr. Altun was asked if he had been to the site and if he felt this proposal is consistent with the surrounding neighborhood.

THERE WERE NO QUESTIONS FROM THE PUBLIC FOR ANY OF THE WITNESS

Mr. Hehl requested a brief recess to discuss the application with his client

RECESS

Mr. Hehl stated that his client would like to revise the plans incorporating some of the feedback received from the Board and return at a later hearing. A request was made to carry the notice.

The Board discussed scheduling and a special meeting date of April 10, 2019 was selected to continue the case without the need for further notice.

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

To Victor Vinegra of Harbor Consultants:

- Invoice # 27709 for \$735.00 from the escrow of Russo - South Avenue
- Invoice # 27705 for \$735.00 from the escrow of Russo - South Avenue
- Invoice # 27707 for \$797.50 from the escrow of 3 Lincoln Ave/ DJB Holdings
- Invoice #27963 for \$290.00 from the escrow of 2 North Avenue
- Invoice # 27706 for \$105.00 from the escrow if 245 South Ave R&P Holdings

NEW BUSINESS

Board Secretary Lewis distributed plans for the March 27, 2019 meeting,

William Nierstedt distributed information regarding possible revisions to the Outdoor Dining ordinance to be discussed at a later date.

Invitation to the Public to Address the Board

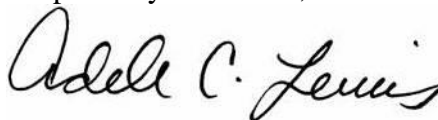
Chair Stephen Greet asked if anyone would like to address the Board.- No Comments

ADJOURNMENT

There being no further business, the Board adjourned 9:45 p.m.

The next meeting of the Board is March 27, 2019.

Respectfully Submitted,



Adele C. Lewis, Board Secretary