



## Borough of Garwood PLANNING BOARD

MUNICIPAL BUILDING,  
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ADELE C. LEWIS  
BOARD SECRETARY

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### AGENDA

WEDNESDAY, March 14, 2018 – 7:30 pm

#### 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 posting and filing of said notice in the office of the Municipal Clerk. This is a regular meeting of the Board.

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#### Moment of Silence & Flag Salute

#### Roll Call

#### MINUTES

ADOPTION OF MINUTES: FEBRUARY 21, 2018 MEETING MINUTES & TRANSCRIPT

#### RESOLUTION

##### Case # PB17-06

##### **Applicant: South Ave Urban Renewal, LLC**

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

Granting Preliminary and Final Site Plan Approval and subdivision for lot consolidation 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.

#### APPLICATIONS

##### Case #17-08

##### 3 Lincoln Avenue

Block 211 Lot 11 General Business (GB) Zone

Applicant: DJB Holdings, LLC

*Seeking Site Plan Approval for parking lot improvements*

##### Case #18-01

##### **257 North Avenue B. 211 Lots 2 & 3**

Applicant: Princeton Food Service, LLC

*Seeking Use Variance for modification of a preexisting  
Non-conforming drive-thru together with  
Site Plan Approval for a Wendy's*

**ORDINANCE REVIEW** Pursuant to N.J.S.A.40:55D-26 -Planning Board review of:  
Referral from Governing Body by **Ordinance # 17-30 & Resolution # 18-075 for  
comments of certain amendments to the South Avenue Area II Redevelopment Plan -  
dated Oct. 20, 2017 prepared by Paul Grygiel, P.P., of Phillips, Preiss, Grygiel, LLC .-**  
Review also pursuant to N.J.S.A. 40A:12A-1 of Local Redevelopment & Housing Law

Revisions to the Affordable Housing ordinance as recommended by the Special Master.

#### CLAIMS

Payment of submitted Vouchers

#### **Invitation to Address the Board**

**ADJOURNMENT** - The next regularly scheduled meeting of the Planning Board is  
March 28, 2018