



## Borough of Garwood PLANNING BOARD

MUNICIPAL BUILDING,  
403 SOUTH AVE  
GAR WOOD, NJ 07027  
TELEPHONE: (908) 789-0710  
FAX: (908) 789-7978  
[A-LEWIS@GARWOOD.ORG](mailto:A-LEWIS@GARWOOD.ORG)

ADELE C. LEWIS  
BOARD SECRETARY

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### AGENDA- Revised

WEDNESDAY, April 25, 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

FEBRUARY 21, 2018 MEETING MINUTES & TRANSCRIPT & THE MINUTES OF MARCH 14, 2018

#### RESOLUTIONS

##### 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.

##### Case #PB18-01

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

*Applicant: Princeton Food Service, LLC*

*Granting a D-2 Use Variance for modification of a  
preexisting Non-conforming drive-thru together with  
Site Plan Approval for a Wendy's*

#### APPLICATIONS

##### Case #PB17-08

##### **3 Lincoln Avenue**

Block 211 Lot 11 General Business (GB) Zone

*Applicant: DJB Holdings, LLC*

*Seeking Site Plan Approval for parking lot improvements*

##### Case #PB18-02

##### **161 Spruce Avenue (Request to carry to 5/23/18)**

Block 512 Lot 2 R/A Zone

*Applicant: Diane Perona*

*Seeking relief from Section 106-106 (e) which requires accessory  
structures be placed at least 3 ft. from a side yard property line  
to permit a generator 18 inches from the property line.*

#### ORDINANCE REVIEW - Pursuant to N.J.S.A. 40A:12A-7(e)

- Resolution No. 18-052 Amendments to the Transit Oriented Redevelopment Plan
- Pursuant to N.J.S.A. 40:55D-26 review Ordinance No.18-08 amending fences-corner lots

#### CLAIMS

Payment of submitted Vouchers

#### Invitation to Address the Board

ADJOURNMENT - The next regularly scheduled meeting of the Planning Board: May 23, 2018