

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of June 23, 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, Steve Napolitano, Michael Vena, William Nierstedt, Stephanie Bianco (Alt. III) Alt. IV - VACANT

Absent: None

Excused: Steve Barcan (Alt. I) Richard McCormack (Alt II)

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

MINUTES

• **MINUTES OF THE MAY 26, 2021 PLANNING BOARD MEETING**

On a motion by Kathy Villaggio and seconded by Ken Capobianco, the Board voted by general consent to adopt the minutes of the May 26, 2021 Planning Board meeting.

RESOLUTION

Case #PB20-03

242 Second Ave. B 205 L 26 R/A Zone

Applicant: Paul T. Martin

Denying a Use Variance for a two-family house in a one family zone

On a motion by Michael Vena, and seconded by Kathy Villaggio, the Board voted Affirmative: (5) Stephen Greet, Kathy Villaggio, Paul Tarantino, Ken Capobianco, Mike Vena, to memorialize the wording of the resolution in the matter of 242 Second Avenue denying the use variance for a two-family home.

NEW BUSINESS

The Board discussed the expiration of the Governor's Executive Order and the effect on the remote meeting format. Board Attorney Fraser stated that he reached out to the New Jersey Department of Community Affairs (DCA) for guidance on the Board's ability to remain meeting virtually but has not heard back. The general consensus of the Board was to return to the in-person format.

ATTACHMENT # 1
TRANSCRIPT FROM CASE # PB 21-02
75 NORTH AVE.

APPLICATION

Case #PB21-02

75 North Ave. B 211 Lot 6 G.P.R.A

Garwood Paperboard Redevelopment Area

Applicant: Garwood Paperboard Renewal Assoc., LLC
Seeking Site Plan Approval with variances for a new four story apartment complex consisting of 124 units and a 109,239 sq. ft. commercial self-storage building

Peter Flannery, Esq. of Bisgaier Hoff, LLC, Haddonfield, NJ was present on behalf of the applicant. He stated this is an application for a Preliminary and Final Site Plan and Minor Subdivision with associated Bulk Variance relief in order to redevelop and subdivided the former Garwood Paperboard Site into two lots; with one consisting of an inclusionary residential building and the other a commercial self-storage building. He noted that the required notice had been served and filed with the office of the Planning Board.

Michael Dipple, P.E., of L2A Land Design LLC, Englewood, NJ was sworn and qualified. He provided testimony regarding the site plans he prepared.

EXHIBIT MARKED

A-1 Site Plans with colorization and landscaping

Mr. Dipple described the subject site -Block 211, Lot 6 located at 75 North Avenue on the Borough of Garwood Tax Map with frontage along North Avenue which is State Highway No. 28. As such, they have met with NJ DOT representatives. The parcel abuts the New Jersey Transit Raritan Valley line railway. Block 211, Lot 6 comprises the entirety of the Garwood Paperboard Redevelopment Area. He stated that the proposal is for 124 unit four-story building. He noted that while they were initially requesting relief from the requirements of Paperboard Redevelopment Plan, Section 3.2.A.1.4 which states a minimum of two (2) electric car charging stations are to be provided, they are now proposing two EV charging stations to satisfy the requirement. Mr. Dipple reviewed the site circulation and was asked about the Fire Dept. comments. He noted that they will be addressed.

The Board asked questions regarding the tandem parking, the number of Electric Vehicle charging stations and trash and recycling.

QUESTIONS FROM THE PUBLIC: None

Avelino Martinez, R.A., Newark, NJ was sworn and qualified.

EXHIBIT MARKED

A-2 colored rendering of drawings submitted dated 2/9/21 9 sheets total

RECESS: 9:00-9:15 p.m. *A five minute recess was taken due to technical difficulties.*

Mr. Martinez reviewed the floor plan and described the proposed building and amenities to be included. He described the community center which will be 4339 sq. ft. He noted if approved, the

developer will work with the Borough to determine the design of the space. He referred to the 'Castle structure' which will remain and describe the interior accessibility and floor layout. He reviewed the unit count and affordable housing units. He provided clarification on the height.

Richard Bencivenga, R.A., of Gibbsboro, NJ as sworn and qualified.

EXHIBIT MARKED

- A-3 Building elevations for self-storage facility.
- A-4 Floor Plan

Richard Bencivenga described the façade and stated that they worked to make the façade appealing with display windows cornice detail and stucco. He stated that the materials are consistent and wrapped around the building. He spoke to the building height and signage.

Board members expressed dissatisfaction with the appearance of the west side of the building, the storage facility. Concern was expressed that the storage facility is not uniform to the residential structure as required by the Redevelopment Plan and will look like a four-story warehouse. Concern was also expressed regarding the signage and the amount of lot coverage.

Mr. Bencivenga stated that a market rate study was done by the developer to determine the storage unit sizes. A draft of a lease agreement will be provided to the Board.

QUESTIONS FROM THE PUBLIC: None

Given the lateness of the hour, it was decided that the Planner's testimony will be continued at the next meeting. Mr. Flannery stated that they would also like to meeting with Mr. Vinegra prior to the next meeting and a tentative date was set. Mr. Flannery stated that they will submit the revised plans 10 days prior to the July 28th meeting.

Board Attorney Fraser stated that the Board, as previously discussed, determined that the July 28th meeting would be in person. Mr. Fraser stated that the hearing will be continued on July 28th at Borough Hall at 7:30 p.m. It was noted that the Board would be amending its Annual notice to advise of the change of venue from remote to in person. No further notice will be required of the applicant.

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

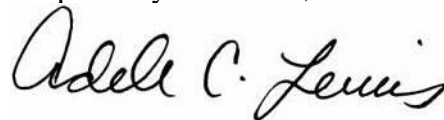
Harbor Consultants invoices for April /May 2021

- Inv. # 00019 South Ave. Redevelopment Phase I \$905.00
- Inv. # 00011 75 North Ave. (Self Storage) \$2312.50
- Inv. # 00010 10 South Ave. Lidl \$3105.00

ADJOURNMENT - There being no further business, the Board adjourned 10:30 p.m.

The next meeting of the Board is July 28, 2021.

Respectfully Submitted,



Adele C. Lewis, Board Secretary