

**BOROUGH of GARWOOD**  
**PLANNING BOARD**

**MEETING of June 27, 2018**

*Chair 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 Charles Lombardo, William Nierstedt, Councilwoman Sara Todisco, Stephen Greet, Kathleen Villaggio, Lou Petruzzelli, Michael Vena, Paul Tarantino, Steve Napolitano, John Malcolm, Denise Ridente

**Absent:** None

**Excused:** Gene Jannotti

Also present were Board Attorney Donald Fraser and Board Secretary Adele Lewis. Board Planner/Engineer Victor Vinegra P.E., P.P. from Harbor Consultants was present along with Ms. Lee Fleming, P.P.

It was announced that Councilman Joseph Sarno had moved out of town and resigned his position on council and therefore left a vacancy in the Class III Planning Board membership. Chair Greet thanked Mr. Sarno for his service to the Planning Board and wished him well. Councilwoman Sara Todisco was introduced and welcomed to the Board as the new Class III member. Board Attorney Fraser administered the Oath of Office.

**MINUTES**

- **MINUTES OF THE MAY 23, 2018 PLANNING BOARD MEETING**

*On a motion by Mike Vena and seconded by Denise Ridente, the Board voted by general consent to adopt of the minutes of the May 23, 2018.*

*\*Kathy Villaggio and Sara Todisco abstained.*

**RESOLUTION**

**Case #PB18-02**

**161 Spruce Avenue**

Block 512 Lot 2 R/A Zone

Applicant: Diane Perona

*Granting 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 and air-conditioner compressor located 18 inches from the property line.*

The adoption of the resolution was postponed until next month

**APPLICATION**

**Case #17-08**

**3 Lincoln Avenue (Request to carry to 7/25/18)**

Block 211 Lot 11 General Business (GB) Zone

Applicant: DJB Holdings, LLC

*Seeking Site Plan Approval for parking lot improvements*

Steve Greet announced that this application would not be heard this evening as the applicant, through their attorney, had requested another adjournment until the July 25, 2018 meeting. The Board reiterated the need for further legal notice.

**DISCUSSION ITEM**

Chair Steve Greet asked Mr. Vinegra to provide an update on the status of the Garwood PaperBoard project. Chair Greet stated that some work has begun on the site and asked Mr. Vinegra to update the Board. Mr. Vinegra stated that they have started the asbestos removal prior to the demolition and described the remediation of the site. He stated that Mike Mistretta from his office is working on the Redevelopment Plan. He noted the owners must also sign off. He stated Mr. Mistretta is also working with the special master on the affordable housing obligation. Mr. Vinegra introduced Ms. Lee Fleming, P.P. who is an assistant planner with Harbor Consultants. She is assisting Mr. Mistretta with the PaperBoard Redevelopment Plan.

Councilwoman Sara Todisco stated that there has been interest in a Town Hall style meeting to address the environmental concerns for the project, similar to the meeting held for Russo. She stated that this may be scheduled in the near future.

**ORDINANCE REVIEW**

Pursuant to N.J.S.A. 40:55D-26 review Ordinance No.18-08 amending fences-corner lots.

Chair Greet asked Ms. Villaggio to recount the discussion of the previous discussion held at the April Planning Board meeting. Mr. Villaggio stated that the Board was in agreement to permit the 6 ft. fence but had not reached a consensus on the permissible location of the fence.

The Board continued their discussion of the proposed revision to the fence ordinance specific to corner properties and reviewed the current ordinance. Mr. Vinegra stated that most complaints come from people on corner lots seeking to install a pool. The current ordinance limits their usable backyard space.

The Board continued the discussion of restrictions on the permitted locations. Mr. Nierstedt distributed photographs of various fences on corner lots as well as supplementary description sheet. The Board discussed permitting a fence 3 or 5 ft. from the sidewalk, 3 ft. from the offset of the house or a certain distance from the center of the roadway.

Mr. Vinegra stated that the setback should be from the property line as homeowners or fencing contractors prepare the zoning permit with their survey.

The Board took a straw poll and the majority of members preferred the fencing be placed a minimum of 5 ft. from the property line in the rearyard. Three Board members felt this was too restrictive.

Mr. Nierstedt stated that the Board is charged with the private interest versus public good and the tunnel effect does not advance the public good.

Another straw poll was taken and the majority continued to support the 5 ft. sideyard setback in the rearyard. It was noted that a homeowner could apply for a variance if they

*On a motion by Stephen Greet and seconded by Mike Vena the Board voted (6) Stephen Greet, Bill Nierstedt, Paul Tarantino, Mike Vena, John Malcolm, Denise Ridente, Negative (3) Lou Petruzelli, Kathy Villaggio, Steve Napolitano to amend the ordinance regarding fencing on a corner lot to permit a 6 ft. fence located 5 ft. from the side in the rearyard. **MOTION CARRIES 6-3***

Board Attorney Fraser stated that this is a recommendation from the Board and the Governing Body will ultimately be charged with this policy decision.

**CLAIMS**- *The following claim from Escrow was presented for payment and approved.*

- Inv. #26737 for \$420.00 for Russo – South Ave I

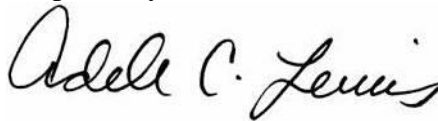
### **Invitation to Address the Board**

Al Del Conte asked for clarification on the fence ordinance.

### **ADJOURNMENT**

The Board adjourned 9:00 p.m.-The next meeting of the Board is scheduled for 7/25/18.

Respectfully Submitted,



Adele C. Lewis, Board Secretary