

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

**MEETING of September 26, 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 regular meeting of the Board.

**MOMENT OF SILENCE AND SALUTE TO THE FLAG**

**ROLL CALL**

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

**Absent:** None

**Excused:** Gene Jannotti

Also present were Board Attorney Donald Fraser, Victor Vinegra, P.E., P.P., from Harbor Consultants and Board Secretary Adele Lewis. Leigh Fleming, P.P. of Harbor Consultants was also present.

**MINUTES**

• **MINUTES OF THE AUGUST 8., 2018 PLANNING BOARD MEETING**

*On a motion by Kathy Villaggio and seconded by Lou Petruzelli, the Board voted by general consent to adopt of the minutes of the August 8, 2018. \*William Nierstedt Abstained.*

**INFORMAL REVIEW**

Pursuant to N.J.S.A. 40:55D-10.1 informal review of commercial alterations of Dittrick's Liquor at 2 North Avenue.

Board Attorney Fraser noted for the record that he had retained Mr. Waga's services in the past. As this was an informal review, he did not feel it necessary to recuse and will consider if this would be necessary in the future if a formal site plan is filed.

Gregory Waga, A.I.A was present and explained the proposal to raze the two existing buildings which include Dittrick's Liquour and a current limousine service. The new structure would include 4300 sq. ft. of retail and storage space for Dittricks and four rental apartment units consisting of 3 one bedroom apartments and 1 studio apartment. Mr. Waga stated there will be a common outdoor covered area. He reviewed the elevations he prepared and answered questions by the Board.

The Board was generally favorable to the concept, noting that this is the gateway into the Borough. Comments were made regarding an improved rear façade and roof line as well as improved landscaping. Mr. Waga was also advised to examine the site circulation and consider restricted ingress and egress. Mr. Vinegra noted that this is in the General Business zone and is a permitted use. He has not calculated the permitted density.

Mr. Waga thanked the Board for the feedback and will consider their comments in finalizing the plans.

**APPLICATIONS**

**Case #PB17-08**

**3 Lincoln Avenue – REQUEST FOR POSTPONEMENT**

Block 211 Lot 11 General Business (GB) Zone

Applicant: DJB Holdings, LLC

*Seeking Site Plan Approval for parking lot improvements*

It was noted that the applicant had once again requested an adjournment. The Board discussed the requirement to renotece.

*On a motion by Kathy Villaggio and seconded by Stephen Greet, the Board voted all in favor Negative (0) to require the applicant to provide notice.*

It was further noted that the application was originally filed in October of 2017. The Board expressed frustration at the ongoing delays. Board Attorney Fraser noted the next few meeting dates were filled and recommended the Board send a letter informing the applicant that they are scheduled for the December 12, 2018 meeting. The Board will call the case at that time and if the applicant is not present, the case will be dismissed. The Board agreed that this was a prudent course of action. Mr. Fraser will work with Board Secretary Lewis on the transmittal of the letter informing the applicant which will be copied to the Zoning Office /Code Enforcement.

**Case # PB18-03**

**423-453 South Ave. & 424-440 South Avenue**

Block 403 Lots 1-6, 19-22

Applicant: South Ave. II Urban Renewal, LLC

*Seeking Site Plan Approval for 72 unit building*

As required by ordinance, a court reporter was present.

**ATTACHMENT # 1**  
**TRANSCRIPT FROM CASE # PB 18-03**  
**SOUTH AVE. II URBAN RENEWAL, LLC**

**Christopher Minks, Esq.** of Russo Development represented the applicant.

**Douglas Bartels, P.E.**, was sworn and qualified and reviewed the site plans he prepared. He reviewed the drainage and grading of the property and answered questions from the Board.

**Marked into Evidence:**

- A-1 Revised Site Plans
- A-2 Traffic & Site Circulation

**Questions from the Public:**

Anthony Prieto, Esq. on behalf of the owners of Surgent's Elite Gymnastics inquired about the on street parking, and the location of the generator. He also stated his client is concerned about the entrance/exit on West Street and the proximity to the Gymnastic school entrance.

Kevin Stanley, 414 Willow Ave. inquired about the location of the fire hydrant John Scalzadonna, Assistant Fire Chief expressed concern regarding the Fire Dept. parking.

**ORDINANCE REVIEW**

- Pursuant to N.J.S.A. 40:55D-26 review Ordinance No.18-XX revising Section 106-100 regarding Eating & Drinking Establishments

The Board discussed the ordinance and generally was in support of it but felt the revisions was too limited in scope. Mr. Nierstedt noted that this ordinance was written long ago and other standards should also be examined. The Board agreed to table and discuss in further detail at the next meeting.

**CLAIMS-** *The following claims from Escrow was presented for payment and approved from Harbor Consultants.*

- Inv. #27046 for \$315.00 for 245 South Ave.
- Inv. 27053 for \$420.00 for Wendy's – North Ave.
- Inv. # 27047 for \$3570.00 for

The Board also approved P.O. # 18-01450 submitted from Board Attorney Donald Fraser in the amount of \$9835.00 for legal services January- September 2018.

**Invitation to Address the Board**

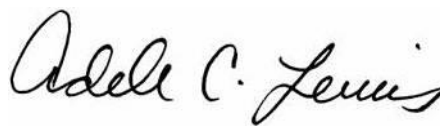
There were no members of the public wishing to address the Board.

**ADJOURNMENT**

The Board adjourned 11:00 p.m.

The next meeting of the Board is scheduled for 10/10/18.

Respectfully Submitted,



Adele C. Lewis, Board Secretary