

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of October 24, 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 Petruzzelli, Paul Tarantino, William Nierstedt, Michael Vena, John Malcolm, Denise Ridente

Absent: None

Excused: Gene Jannotti Steve Napolitano

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

MINUTES

- **MINUTES OF THE SEPTEMBER 26,, 2018 PLANNING BOARD MEETING**

On a motion by Kathy Villaggio and seconded by Lou Petruzzelli, the Board voted by general consent to adopt of the minutes of the September 26, 2018.

APPLICATION

Case # PB18-03

423-453 South Ave. & 424-440 South Ave. Continuation

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 continued to represent the applicant. Mr. Minks stated that since the last hearing on 9/26/18, the applicant has met with the Fire Dept. to address some of their concerns regarding parking.

Stuart Johnson, R.A. of Minnow Wasko, Lambertville, NJ was sworn and qualified and reviewed the elevations.

Marked into Evidence:

- A-3 East & South Side Elevations
- A-4 North & West Side Elevations
- A-5 Photo of proposed Window

Mr. Johnson stated that the project complies with all the design standards of the redevelopment plan. He identified the materials to be used on the facades and described the breaks of the building as required by the redevelopment plan. He added that the use of the full depth brick, cast stone and fiber cement break the mass of the building. In response to Mr. Vinegra's review letter, he provided detail of the windows proposed. He stated that the windows will be similar to the windows at Phase I and have a dark finish to complement the architecture. He noted that the building exceeds building and fire code in regards to the windows and sprinkler system. The Board discussed the potential for a more prominent entrance on South Avenue and the installation of solar panels. Mr. Johnson stated that it is possible to consider an enhanced entrance with pavers, plantings and a bench. Solar panels may be addressed in the future.

QUESTIONS FROM THE PUBLIC: None

Charles Olivo, P.E., P.T.O.E., P.P., of Stonefield Engineering & Design, LLC was sworn and qualified as a traffic engineer and professional planner. He testified to the traffic report he prepared. He discussed site circulation, parking and stated that the site will be a low traffic generator. He cited the Transit Oriented Development (TOD) and noted that it promotes mobility without a motor vehicle. He cited his traffic analysis and noted that an estimated 45 trips will be generated. He reviewed the site circulation and the location of the Fire Dept. and the shared parking. Mr. Vinegra stated that a fire signal could be installed on South Avenue with the expense shared by the developer and the Borough. When asked if the site offers too much parking, Mr. Olivo noted that the project offers public parking. Mr. Vinegra concurred that the developer is assisting in addressing the Borough's lack of downtown parking. A proposal was made to shift the lot line to provide a more defined fire dept./municipal lot.

Questions from the Public:

Alan Tweedle, Fire Chief stated that a fire signal would be an improvement over the current situation in which vehicles do not yield to the fire trucks.

John Scalzadonna, Assistant Fire Chief also felt a signal would assist the Fire Dept.

Mr. Olivo provided planning testimony for the deviation being sought. He noted that while there is a deviation for impervious coverage, the site had been previously 95% impervious so this represents an improvement. He stated that all the bulk requirements have been met and relief can be granted under the C-2 relief.

QUESTIONS/COMMENT FROM THE PUBLIC: None

The Board began deliberations and possible conditions. Board Attorney Fraser noted the lateness of the evening and recommended that the Board return next meeting with a complete listing of conditions provided through testimony during two hearings. Mr. Minks agreed this was prudent. The applicant will also return with proposed municipal lot configuration. The application was carried to the November 7, 2018 without the need for further notice.

ORDINANCE REVIEW

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

Mr. Nierstedt distributed proposed revisions to the ordinance as well as Section 146-53- Sidewalk Cafes. He asked the Board to review. The Board will discuss at the next meeting in which time permits.

NEW BUSINESS

Chair Greet informed the Board that there has been a change to the unit count for the Russo I project. Mr. Minks noted that they are proposing reducing the number of units by 11, but increasing the bedroom count by 5 bedrooms. He stated that the greatest demand from empty nesters and people increasingly working from home is for two-bedroom units. He spoke with Mr. Vinegra to see if this change would require amended site plan approval. Mr. Vinegra feels it doesn't require Board action as it reduces the number of units and doesn't create any new variances. The Board agreed.

Vice Chair Kathy Villaggio stated she formulated an instruction sheet for residents with the assistance of Board Secretary Lewis. The instruction sheet was created to guide residents and help them identify the necessary forms.

CLAIMS- *The following claim from Escrow was presented for payment and approved:*
Borough Engineer Michael Disko in the amount of \$1031.25 for engineering services for 55 South Avenue, Quick Copper, LLC

Invitation to Address the Board

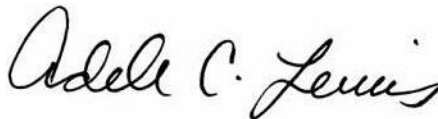
There were no members of the public wishing to address the Board.

ADJOURNMENT

The Board adjourned 11:05 p.m.

The next meeting of the Board is scheduled for 11/7/18.

Respectfully Submitted,



Adele C. Lewis, Board Secretary