

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

**MEETING of November 10, 2021**

*In the absence/delay of Chair Stephen Greet, Board Attorney Fraser called the meeting to order at 7:30 p.m. and stated the following:*

VIRTUAL access: to join the below meeting: Passcode: 437701

<https://zoom.us/j/96705899403?pwd=TDEya3Q4M1o3b3RtdDhSODdIVSs4UT09>

**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.

*Vice Chair Villaggio called for*

**Flag Salute – Moment of Silence**

**ROLL CALL**

**Present:** Mayor Sara Todisco, Councilman Russ Graham, Stephen Greet (*joined the meeting at 7:45 p.m.*), Ken Capobianco, Kathleen Villaggio, Paul Tarantino, William Nierstedt, Michael Vena, Steve Barcan (Alt. I)- Stephanie Bianco (Alt. III) Richard McCormack (Alt II), Alt. IV - VACANT

**Absent:** None

**Excused:** Steve Napolitano

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

**MINUTES**

- **MINUTES OF THE SEPTEMBER 22, 2021 PLANNING BOARD MEETING**

On a motion by Ken Capobianco and seconded by Russ Graham, the Board voted by general consent to adopt the minutes of the September 22, 2021 Planning Board meeting.

**APPLICATION**

**Case #PB21-02**

**75 North Ave. B 211 Lot 6**

**G.P.R.A (continuation)**

**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 they are in continued discussions with Mr. Vinegra and working on the stormwater issues. He noted they are making progress but requested a continuance until the December 8<sup>th</sup> meeting without the need for further notice.

Mr. Nierstedt stated he took no issue with the request but asked that the applicant come prepared to address the other outstanding issues as well.

*On a motion by William Nierstedt and seconded by Mike Vena, the Board voted all in favor to Carry the application to the Virtual December 8<sup>th</sup> meeting, 7:30 p.m. without the need for further notice.*

## **RESOLUTION**

**Case #PB21-03**

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

**B. 403 Lot 1.01**

**South Avenue Transit Oriented Redevelopment Area**

Applicant: South Avenue II Urban Renewal, LLC

*Granting of Amended Preliminary and Final Site Plan Approval to include adding ground floor units facing South Avenue and altering the unit mix reducing the number of studios and one bedroom units.*

**Christopher Minks, Esq.**, of Russo Development was present on behalf of the applicant. The Board identified some typographical errors which Mr. Fraser corrected.

*On a motion by Kathy Villaggio and seconded by Stephen Greet, the Board voted Affirmative (7) Mayor Sara Todisco, Councilman Russ Graham, Stephen Greet, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, William Nierstedt, to memorialize the resolution granting Amended Preliminary and Final Site Plan Approval to include adding ground floor units facing South Avenue and altering the unit mix reducing the number of studios and one bedroom units*

At the conclusion of the vote, Mr. Minks updated the Board on the status of Phase I, nearing completion. He stated that leasing had begun and they will be seeking a TCO. He noted that prospective tenants are beginning to inquire about the retail space. He will be in contact with the Mayor and keep her updated.

## **NEW BUSINESS**

Discussion Item:

***Report and recommendation from Master Plan Subcommittee for selection of consultant to prepare the Master Plan reexamination.***

The subcommittee, consisting of Chair Greet, Kathy Villaggio, William Nierstedt and Steve Barcan reviewed the process of inspecting the RFP's received. In addition to being the lowest bid, the subcommittee felt that CME offered the most comprehensive service, including attendance at up to 5 meetings.

*On a motion by Kathy Villaggio and seconded by William Nierstedt, the Board voted Affirmatively to selected CME and passed the following resolution.*

Whereas the Borough of Garwood has solicited proposals from qualified individuals and firms to provide Professional Planning Services associated with the preparation of a Re-examination of Garwood's Master Plan pursuant to The New Jersey Municipal Land Use Law, N.J.S.A. 40:55D-28, as more fully described in the Scope of Services of the Request for Proposal.

Whereas the proposals were evaluated in accordance with the criteria set forth in the Request for Proposal, the Planning Board is recommending CME to perform the Master Plan Re-examination with the Open Space & Recreation Element. If the budget permits the following should also be included: Green Buildings and Environmental sustainability Element, and Historic Preservation Plan Element. The Board recommends a \$3000 contingency.

If this year's budget does not have adequate funding available to have all three Elements completed, then we are requesting that the above two Elements be included in next years budgeting process for completion in 2022.

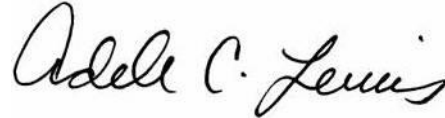
**CLAIMS**- *The following claims were presented and approved for payment:*

*Donald Fraser for legal services rendered January through November 2021 in the amount of \$10,980.00*

**ADJOURNMENT** - There being no further business, the Board adjourned 8:30 p.m.

The next meeting of the Board is December 8, 2021.

Respectfully Submitted,

A handwritten signature in cursive script that reads "Adele C. Lewis".

Adele C. Lewis, Board Secretary