

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of December 11, 2019

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 Sara Todisco, Stephen Greet, William Nierstedt, Councilman Richard McCormack, Michael Vena, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, John Malcolm (Alt I), Steve Barcan, (Alt, II), Sergio Simoes (Alt III),

Absent: None

Excused: Steve Napolitano, Peter Demato (Alt IV)

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

MINUTES

- **MINUTES OF THE NOVEMBER 13, 2019 PLANNING BOARD MEETING**

On a motion by Kathy Villaggio and seconded by Ken Capobianco, the Board by general consent to adopt the minutes of the November 13, 2019 meeting

RESOLUTION

Case #PB19- 05

10 South Ave. Block 501.01, Lot 8 C/ C zone

Applicant: Lidl U.S. Operations, LLC Community Commercial Zone.

Preliminary & Final Site Plan w/Variances for a supermarket

Board Attorney Fraser noted he had distributed the resolution to Board members electronically in advance of the December 11th meeting and he incorporated some comments received in the final draft for this evening. The Board reviewed the final draft and it was noted that there were three minor changes.

On page 5 # 30- The cart storage area was moved along the right-of-way where the yield canopy previously existed. Was revised to end the sentence after the works Right of Way.

On page 10 the reference to the meeting date and testimony during the September 23, 2019 hearing should read September 25, 2019.

Mike Vena was added to the members voting in the Affirmative on page 20.

On a motion by Kathleen Villaggio, and seconded Mike Vena, the Board voted Affirmative (8) Stephen Greet, Councilman Richard McCormack, Michael Vena, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, John Malcolm, Steve Barcan, Negative (0) to memorialize the wording of the Resolution granting site plan approval in the matter of Lidl Supermarkets.

APPLICATION

Case #PB19-07

219 Cedar Street R/A Zone

Applicant: GDSC, LLC

Seeking a Certificate of Non-Conformity for a two-family house in a one family zone

Chair Greet announced that a letter had been received late in the afternoon from Joshua Koodray, attorney for the applicant requesting a postponement until the January 15th meeting with no further notice required. The Board discussed the request and the lack of advanced notice. The consensus of the Board was that this application has been ongoing for quite some time and new notice would be warranted. Mr. Fraser further opined that given the Holidays, it might be prudent to schedule the application for the Board's second January meeting date, which is January 29th. It was also noted that this would be the last adjournment provided to this applicant.

On a motion by Kathy Villaggio and seconded by Mike Vena, the Board voted all in favor to require the applicant provide new notice for the hearing date of January 29, 2020 and that this would be the last adjournment for the application of 219 Cedar Street.

The Board discussed a policy or addition to the By-laws which would enable the Board to charge a fee for cancellations without due notice as the Board incurs meeting expenses. This will be considered further in 2020.

NEW BUSINESS

Chair Greet announced that the meeting dates for 2020 would remain on the 4th Wednesday with an occasional second Wednesday built in the schedule.

Invitation to the Public to Address the Board on general matters.

Chair Stephen Greet asked if anyone would like to address the Board.- No Comments

CLAIMS

The following claims from Harbor Consultants were presented for payment and approved:

- \$7570.00 for South Ave I inv# 29199
- \$125.00 South Ave II inv # 29201
- \$210.00 3 Lincoln Ave Inv# 29200
- \$1450.00 10 South Ave/Lidl Inv # 29207
- \$2962.50 PaperBoard Inv # 29208

ADJOURNMENT

There being no further business, the Board adjourned 8:05 p.m.

The next scheduled meeting of the Board is January 15, 2020.

Respectfully Submitted,
Adele C. Lewis, Board Secretary