

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of December 8, 2021

Chair Stephen Greet 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.

Chair Greet called for

Flag Salute – Moment of Silence

ROLL CALL

Present: Mayor Sara Todisco, Councilman Russ Graham, Stephen Greet, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, William Nierstedt, Michael Vena, Stephanie Bianco (Alt. III) Richard McCormack (Alt II), Alt. IV - VACANT

Absent: None

Excused: Steve Napolitano, Steve Barcan (Alt. I)

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

MINUTES

• **MINUTES OF THE NOVEMBER 10, 2021 PLANNING BOARD MEETING**

On a motion by Ken Capobianco and seconded by William Nierstedt, the Board voted by general consent to adopt the minutes of the November 10, 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 still working with Mr. Vinegra and making progress on the stormwater issues. He noted they are making progress but requested a continuance until the January 26, 2022 meeting without the need for further notice.

Mayor Todisco requested that the applicant also present the projected number of school age children that the proposal would generate.

Board Attorney Fraser indicated that the Board would be within their rights to impose the late cancellation fee recently enacted to cover Board expenses. Mr. Fraser stated he would not be billing for this brief meeting and waiving the fee would be warranted.

On a motion by Steve Greet and seconded by Kathy Villaggio, the Board voted by general consent to waive the late cancellation fee.

The Board acted upon the request for a continuance until the January 26, 2022 meeting without the need for further notice.

On a motion by William Nierstedt and seconded by Mike Vena, the Board voted all in favor to Carry the application to the Virtual January 26, 2022 meeting, beginning at 7:30 p.m. without the need for further notice.

NEW BUSINESS

Discussion Item: 2022 Meeting dates

The Board discussed the proposed meeting dates previously circulated. It was noted that the Board had returned to Virtual meetings for October, November and December. The Board discussed continuing the meetings virtually until further notice. Board Secretary Lewis will prepare the legal notice with the 2022 dates indicating the meeting will be held virtually until further notice. The dates will be formally adopted at the re-org meeting.

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

Board Attorney Donald B. Fraser, Jr. of Perrotta Fraser & Forrester for legal services rendered January through November 2021 in the amount of \$10,065.00. Mr. Fraser stated that this invoice was in place of the invoice approved last month with a revision to reflect a cancelled meeting.

For Harbor Consultants Oct. 2021

- Inv. 00717 from the escrow of Russo South Ave Redevelopment Phase I in amount of \$590.00
- Inv. 00718 from the escrow of Russo South Ave Redevelopment Phase II in amount of \$4782.50
- Inv. 00719 from the escrow of 75 North Ave (Self Storage) in amount of \$1015.00
- Inv. 00720 from the escrow of 75 North Ave (Garden Homes) in amount of \$1720.00

For Harbor Consultants Nov. 2021

- Inv. 00863 from the escrow of Russo South Ave Redevelopment Phase I in amount of \$1697.50
- Inv. 00864 from the escrow of Russo South Ave Redevelopment Phase II in amount of \$1140.00
- Inv. 00865 from the escrow 640 Willow Ave MZ Homes in the amount of \$290.00
- Inv. 00866 from the escrow of 10 South Ave Lidl in the amount of \$560.00
- Inv. 00867 from the escrow of 75 North Ave (Self Storage) in amount of \$236.00
- Inv. 00868 from the escrow of 75 North Ave (Garden Homes) in amount of \$558.00

ADJOURNMENT - There being no further business, the Board adjourned 7:45 p.m.

The next meeting of the Board is January 12, 2022.

Respectfully Submitted,

Adele C. Lewis, Board Secretary