

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of January 11, 2023

Board Attorney Fraser opened the meeting at 7:30 p.m. and read the following:

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 Union County Hawk on April 28, 2022 and by filing of said notice in the office of the Municipal Clerk. This is a regularly scheduled meeting of the Board.

Flag Salute – Moment of Silence

ROLL CALL

Present: Mayor Jen Blumenstock, Councilman Vincent Kearney, Stephen Greet, Kathleen Villaggio, Ken Capobianco, William Nierstedt, Richard McCormack, Stephanie Bianco, Steve Barcan (Alt. I) Mary Ann Hay (Alt II), (Alt. III) Alt. IV - VACANT

Absent: None

Excused: Paul Tarantino

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

ANNUAL REORGANIZATION OF THE BOARD

Board Attorney Donald Fraser administered the Oath to newly appointed and re-appointed Board members: Mayor Blumenstock, Councilman Kearney, Ken Capobianco, Stephanie Bianco, Richard McCormack, Steve Barcan and Mary Ann Hay.

Election of Chair

Board Attorney Donald Fraser called for nominations

Call for nominations for Chair of the Planning Board for 2023.

A motion was made by Mayor Blumenstock and seconded by Kathy Villaggio, to elect Stephen Greet the Chair of the Planning Board for 2023.

A call for other nominations- seeing none, nominations were closed and a unanimous vote was cast for Stephen Greet as the Chair of the Planning Board for 2022.

The meeting was turned over to Mr. Greet, who thanked the Board for their support. He welcomed the new Board members and stated he looked forward to a productive 2023.

Election of Vice Chair Call for nominations for Vice Chair of the Planning Board for 2023.

A motion was made by Steve Greet and seconded by Ken Capobianco to elect Kathleen Villaggio the Vice Chair of the Planning Board for the year 2023.

A call for other nominations- seeing none, nominations were closed and a unanimous vote was cast for Kathy Villaggio as the Vice-Chair of the Planning Board for 2023.

Resolution PB-1

A motion was made by Kathy Villaggio and seconded by William Nierstedt to appoint Donald B. Fraser, Jr. as Board Attorney to the Planning Board through and including the January 2024 reorganizational meeting.

Resolution PB-2

A motion was made by Kathy Villaggio and seconded by Ken Capobianco that Victor Vinegra/Harbor Consultants be appointed the Consulting Engineer/Planner to the Planning Board through and including the January, 2024 reorganization meeting of the Board.

Resolution PB-3

A motion was made by Mayor Blumenstock and seconded by Kathy Villaggio that Adele Lewis be appointed Secretary to the Planning Board through and including the January, 2024 reorganization meeting of the Board.

A motion was made by Mayor Blumenstock and seconded by Kathy Villaggio and the Board voted unanimously to adopt resolution PB-4 through PB- 6

Resolution PB-4

Chair Greet read the resolution designating the Union County Local Source, Union County Hawk and Star Ledger the official newspapers of the Planning Board for the publications of official notices and as the official newspapers to receive notices for the purpose of the Open Public Meetings Act for the year 2023.

Resolution PB-5

Resolution re-adopting the Rules and Regulations, forms and procedures of the Garwood Planning Board.

Resolution PB-6

Resolution adopting the following dates as the designated meetings dates for the Planning Board for 2022. All meetings will be held Virtually until further notice and begin at 7:30 p.m.

January 11 & 25	February 22	March 22	April 12 & 26	May 24
June 28	July 26	August 23	September 27	
October 11 & 25	November 8	December 13	And January 10, 2024	

All regular meetings to commence at 7:30 P.M. There will be no new applications after 10:00 p.m., no new witnesses after 10:30 p.m. and the meeting shall be adjourned at 11:00 p.m., unless authorized by the Board. **The Chair and Board Secretary shall be authorized to cancel a meeting due to lack of scheduled business.*

MINUTES

- **MINUTES OF THE DECEMBER 12, 2022 PLANNING BOARD MEETING**

On a motion by Kathy Villaggio and seconded by Ken Capobianco, the Board voted by general consent to adopt the minutes of the December 12, 2022 Planning Board meeting.

NEW BUSINESS

Adoption of the 2022 Zoning Board Annual Year End Report pursuant to N.J.S. 40:55D-70.1

On a motion by William Nierstedt and seconded by Ken Capobianco, the Board voted to adopt the 2022 Annual Report.

Chair Greet provided an update on the status of the Master Plan as he had recently been in contact with the consultants. There is no specific timeline yet for the public hearing.

Mr. Vinegra stated that he inadvertently signed off on an engineering firm first floor office, which is not permitted on the first floor. He recommended that the Board consider amending the ordinance to provide more variety in the business and commercial districts. He suggested that first floor offices be permitted in commercial zones become a recommendation in the Master Plan.

Board Attorney Fraser noted that he informed Board Secretary Lewis to contact Mr. Hehl regarding an upcoming application for the certificate of non-conformity and request that the documents referenced in his application be submitted electronically well in advance of the March 22nd meeting.

OLD BUSINESS

It was noted that Mr. Nierstedt recently distributed the revised short-term rental ordinance. Board Attorney Fraser recommended postponing the discussion until all Board members had ample time to review. Kathy Villaggio stated the prohibition of rental of pools and the commercial filming in residential zones which was part of the Short-Term Rental prohibition ordinance should be put in specific zones. She will research the code and provide the Board with a recommended article to amend.

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

Harbor Consultants- December Invoices

Inv. # 02610 from escrow of South Ave. Redevelopment Plan Phase I in the amount of \$1100.00

Inv. # 02611 from escrow of South Ave. Redevelopment Plan Phase II in the amount of \$497.50

Donald B Fraser, Esq. legal services for the January 11, 2023 PB meeting in the amount of \$950.

ADJOURNMENT - There being no further business, the Board adjourned 8:15 p.m.

On a motion by Kathy Villaggio and seconded by Steve Barcan the Board voted by general consent to cancel the next meeting of the Board is January 25, 2023.

The next meeting will be February 22, 2023.

Respectfully Submitted,

Adele C. Lewis, Board Secretary