



Borough of Garwood

PLANNING BOARD

MUNICIPAL BUILDING,
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ADELE C. LEWIS
BOARD SECRETARY

THE PLANNING BOARD

2022 Annual Report

Pursuant to N.J.S. 40:55D-70.1

**Adopted January 11, 2023*

Case #PB21-02

75 North Ave. B 211 Lot 6 G.P.R.A (2 Mtgs)
Garwood Paperboard Redevelopment Area

Applicant: Garwood Paperboard Renewal Assoc., LLC
Granting Preliminary 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

Case PB21-04

113-115 Winslow Place (2 Meetings)

Block 209 Lot 15 R-B Zone
Applicant: Cesar Espejo
Granting a D variance for an expansion of a non-conforming 3 family residence

Case #PB22-01

231 North Avenue
B 211 Lot 4 L/I Zone

Applicant: Dish Wireless, LLC
Granting approval to place 3 wireless telecommunication antennas at a height of approx. 125 ft. on an existing approved 123 ft. monopole w/ related cabling, ground equipment and other associated improvements

Case #PB22-02

110 South Avenue
B 501.01 Lot 7.01 C/C Zone

Applicant: Advanced Fencing LLC
Granting a waiver from site plan and a parking variance pursuant to Section 106-114

Case #PB22-03

**33 & 39 Second Avenue (2 meetings)
B 208 Lots 11 & 12 R/B Zone**

Applicant: Hunter Avenue Partners LLC

Granting relief from Section 106-93 (b) to construct two 2 family homes (permitted in the R/B zone) which are proposed to be side by side which deviates from the requirement that they be up and down.

ORDINANCE REVIEW

(Discussion at 4 meetings)

Pursuant to N.J.S. 40:55D-26 of the Municipal Land Use Law, Planning Board review of **Ordinance No. 22-13** Short Term Rentals

Ordinance No. 22-17 to amend Chapter 106 with new Section 106.124.1 Short Term Rentals

DISCUSSION ITEMS

Development of a proposed ordinance with recommendations to respond to the existence of Short-Term Rentals as a new land use by providing regulations for the allowance, licensing and occupation of such uses within the Borough of Garwood.

Recommendation of consideration to amending Ordinance 106-93 (b) which requires 2 family homes be up and down to permit side by side construction.

In 2022 the Planning Board held 12 meetings (exclusive of subcommittee meetings) which were held remotely January through April due to the pandemic. Starting with the May meeting, the Board returned to in person meetings.

The Board consisted of the following members:

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|---------------------|-----------|
| Sara Todisco | Class I |
| Ken Capobianco | Class II |
| Kimberly Salmon | Class III |
| Stephen Greet | Class IV |
| Paul Tarantino | “ |
| Kathleen Villaggio | “ |
| William Nierstedt - | “ |
| Stephen Napolitano | “ |
| Michael Vena | “ |
| Steve Barcan | Alt I |
| Richard McCormack | Alt II |
| Stephanie Bianco | Alt III |
| VACANT | Alt IV |

Staff/Advisors

- | | |
|------------------------------------|---|
| Board Attorney: | Donald B. Fraser, Jr. |
| Board Consulting Engineer/Planner: | Victor Vinegra, P.E., P.P./Harbor Consultants |
| Board Secretary: | Adele Lewis |