Borough of Garwood
PLANNING BOARD

MUNICIPAL BUILDING,
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ADELE C. LEWIS
BOARD SECRETARY

THE PLANNING BOARD
2024 Annual Report

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

** APPROVED on **January 8, 2025***

APPLICATIONS

Case #PB21-04 (A)

113-115 Winslow Place (December 2024 mtg- cont. to 2/28/24)
Block 209 Lot 15 R-B Zone
Applicant: 231 1st Ave LLC C/O Cesar Espejo
Granting amended site plan for the previously approved expansion of a non-conforming 3-family residence for alteration of the front façade, side yard setback for condenser units, lot coverage and privacy panels on the rear deck

Case PB24-01

110 South Avenue
Block 501.01 Lot 7.01 C/C Zone
Applicant: 125 – 165 Howard Street, LLC
Granting Use Variance to permit warehouse & distribution Together with Site Plan approval with parking variance

Case #PB24-02

410 Oak Street Block 511 Lot 15 R-A Zone
Applicant: Michael & Marisol Rodrigues
Granting relief from Section 106-91 which requires a 35 ft. rearyard setback to permit a 29 ft. rearyard for a sunroom.

Case #PB19-01

2 North Avenue - (GB) General Business Zone

Block 210 Lot 9 Applicant: 2 Laxmee, LLC
Approving a Phasing Plan for the previously approved D Variance for residential use together with Preliminary & final Site plan with associated variances for a two-story mixed-use building containing four residential units over ground floor retail space

Case # PB 24-03 450 South Avenue (B 401, Lots 1.03 & 3)
South Avenue Transit Oriented Redevelopment Area
Applicant: South Ave Urban Renewal, LLC
Granting of Minor Subdivision to merge a small portion of Lot 3 into Lot 1.03

Case # PB 24-04 435 South Avenue (B 403, Lots 1.01 & 7)
South Avenue Transit Oriented Redevelopment Area
Applicant: South Ave Urban Renewal, LLC
Granting of Minor Subdivision of Lots 1.01, & 7 *Lot 7 (Owned by the Borough) a portion of Lot 1.03 will be merged into Lot 7*

ORDINANCE REVIEW

Pursuant to N.J.S.A. 40:55D-26, review of Ordinance #24-18 amending Chapter 106, Article X, Stormwater Control

RECOMMENDATIONS

The Planning Board recommended the Governing Body review the Open Space and Recreation Element and advance the recommendation to place properties on the NJ DEP Recreation and Open Space inventory.

PRESENTATIONS

Case PB 24-05 **Garwood Board of Education**
Presentation of the Long-Range Facilities plan for 2024-2029

Harbor Consultants: Mr. Michael Mistretta, P.P.
Two meetings (Nov. & Dec.) of discussions regarding the State of New Jersey Fourth Round affordable housing regulations and the Borough's obligation.

Harbor Consultants: Mr. Gabriel Bailer, P.P.
Master Plan recommendations for proposed Zoning Amendments
Review of amendments to the Borough's Zoning Ordinance to conform with the recommendations of the Master Plan.

DISCUSSION ITEMS

Review of Draft of the Developers Assistance Package with proposed revisions prepared by the Subcommittee
Review of the Final Draft of the Developers Assistance Package with proposed revisions incorporated.

Certificate of Completion to Vermella discussions
Affordable Housing regulations, new legislation for Fourth Round
Possible ordinance changes pursuant to the 2023 Master Plan Reexamination,
Update / status of PaperBoard project
Resolution Compliance issues & Cranford Building Dept coordination

In 2024 the Planning Board held 9 meetings (exclusive of subcommittee meetings).

The Board consisted of the following members:

Jen Blumenstock	Class I
Ken Capobianco	Class II
Kim Salmon	Class III
Stephen Greet	Class IV
Steve Barcan	"
Kathleen Villaggio	"
William Nierstedt -	"
Richard McCormack	"
Stephanie Bianco	"
Maryann Hay	Alt I
David Beyers	Alt II
VACANT	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