

**BOROUGH of GARWOOD**  
**PLANNING BOARD**

**MEETING of August 25, 2021**

*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.

Flag Salute – Moment of Silence

**ROLL CALL**

**Present:**, Councilman Russ Graham, Stephen Greet, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, William Nierstedt, Steve Napolitano, Stephanie Bianco (Alt. III)  
Alt. IV - VACANT

**Absent:** None

**Excused:** Mayor Sara Todisco Michael Vena, Steve Barcan (Alt. I, Richard McCormack (Alt II)

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

**MINUTES**

• **MINUTES OF THE JULY 28, 2021 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 July 28, 2021 Planning Board meeting.

As required by ordinance, a court reporter was present.

***ATTACHMENT # 1***  
***TRANSCRIPT FROM CASE # PB 21-02***  
***75 NORTH AVE.***

**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 this is the third meeting for their application for a Preliminary and Final Site Plan and Minor Subdivision with associated Bulk Variance relief in order to redevelop and subdivided the former Garwood Paperboard Site into two lots; with one consisting of an inclusionary residential building and the other a commercial self-storage building. He added that

he submitted a letter dated 8/13/21 regarding the community space from issues that arose last meeting.

**Jefferson Moon, R.A.** Haddonfield NJ was sworn and qualified. He reviewed the exhibits and described the façade materials.

**EXHIBITS MARKED**

- A-8 first floor and grade plan board
- A-9 floor plan for floors 2-4
- A-10 east elevation facing North Ave.
- A-11 South & West elevation facing railroad
- A-12 rendering of corner elevation
- A-13 elevation of railroad side
- A-14 rendering of overall site
- A-15 Material Board (Stucco, brick)

The Board expressed displeasure with the Southside/rear façade which resembles a flat warehouse. It was also noted that this is a transit-oriented development and the railroad is not depicted on the renderings.

**QUESTIONS FROM THE PUBLIC:** None

**Bailey Occhipinti**, Summit NJ, Johnson Development Group, was sworn in. She referred to A-13 and spoke to the materials used. She noted that cost was a big factor in bringing the brick to the rear. She added that landscaping in the rendering was not fully depicted to show the bottom of the building. In referencing A-12, she noted that they removed the signage based on the previous meeting and placed a monument sign. She asked for clarification from Mr. Vinegra regarding the signage. He stated the architect should come in with a signage package.

She spoke to the operations of the facility and noted the high demand for storage units. She described the security of the building. She will provide a copy of a sample lease and described the demographics of their customer base. The site will house 850 units and it is common for tenants to rent multiple units. She spoke to the hours of operation.

**QUESTIONS FROM THE PUBLIC:** None

**Michael Dipple, P.E.**, of L2A Land Design LLC, Englewood, NJ was previously sworn and qualified. He reviewed the revised plans submitted and addressed the comments of Harbor Consultants dated June 17, 2021 and revised August 23, 2021.

**EXHIBITS MARKED**

- A-16 Overall site plan with colorization and landscaping

Mr. Dipple noted that he has been working with Mr. Vinegra's office on Stormwater Management plan and access ways. Additionally, the landscape plan has been revised to provide a mix of arborvitaes and spruce and noted the long rows have been eliminated. He spoke of the lighting plan. He noted that they have no issue with revising the plans as requested in Mr. Vinegra's letter. He spoke to grading and drainage comments and stated these were clean-up items. A request was made to have Mr. Vinegra's office on site when the utilities are connected to

ensure the proper locations of transformers. Mr. Vinegra stated that there should also be a drop-off zone in a building of this size.

**RECESS:** 9:04-9:17 p.m.

Mr. Dipple continued with his testimony. Mr. Greet noted that he is also on the Rahway Valley Sewerage Authority and questioned the capping of old sanitary caps. Mr. Vinegra stated the lines should be viewed by camera the sewer connections. He noted that eventually his office will acquiesce to the DOT. He noted it is a complicated site with the railroad and DOT abutting the property but added there will be less point discharge.

**QUESTIONS FROM THE PUBLIC:** None

**Avelino Martinez, R.A.**, Newark, NJ was previously sworn and qualified. He reviewed the comments from Mr. Vinegra's comments. He agreed that a loading zone is needed. Mr. Vinegra stated that loading can take place on North Ave. Mr. Nierstedt stated he would rather see the loading zone on site. He testified that the applicant will supply 10 electric charging stations where 2 are required. He reviewed the roof height 47ft. 8 inches exclusive of the parapet. Mr. Nierstedt requested a parking management plan narrative.

**Anthony DiGiovanni**, of Garden Homes, Garwood Paperboard Urban Renewal Associates, member of the LLC., 820 Morris Turnpike, Short Hills, NJ was previously sworn. He described the parking plan for the site. He proposed two parking spots in the front that can be coned off for assigned time on moving day. It was decided that a loading zone on site in front of the castle portion of the building would be incorporated into the plans.

**EXHIBITS MARKED**

A-17 Parking Summary by BlackBird Group dated 8/24/21

Mr. DiGiovanni was asked to project the number of school children which would be generated by this project. He estimated that the project would be approximately 20 school aged children mostly coming from the affordable units. Chair Greet requested the information for the next meeting.

**QUESTIONS FROM THE PUBLIC:** None

The application is continued to the September 22, 2021 meeting of the board at 7:30 p.m. without the need for further notice. The meeting may be virtual but notice will be provided in advance on the Borough Website.

**NEW BUSINESS**

It was noted that on January 13, 2021 the Westfield Leader was designated one of the official newspapers of the Garwood Planning Board for the year 2021 and a resolution would need to be adopted to reflect their name change to the Union County Hawk

*On a motion by Kathy Villaggio and seconded by William Nierstedt, the Board by general consent approved the designation of the Union County Hawk, formerly known as the Westfield Leader effective September 9, 2021 as one of the official newspapers of the Garwood Planning Board for the year 2021.*

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

Harbor Consultants invoices:

**June 2021**

Invoice 00172 For South Ave. Redevelopment Plan Phase II \$145.00

Invoice 00173 For Lidl 10 South Ave \$1462.50

Invoice 00174 for 75 North Ave (Self Storage) \$472.50

Invoice 00175 For South Ave. Redevelopment Plan Phase I \$1515.00

Invoice 00182 for 78 North Ave. Crossroads \$870.00

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**August 2021**

Invoice 00446 For South Ave. Redevelopment Plan Phase II \$9537.50

Invoice 00445 For South Ave. Redevelopment Plan Phase I \$217.50

Invoice 00447 For Lidl 10 South Ave \$67.50

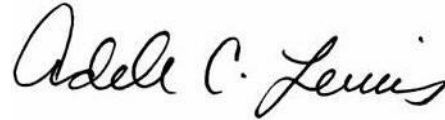
Invoice 00448 for 75 North Ave (Self Storage) \$1200.00

Invoice 00449 for 75 North Ave (Garden Homes) \$1435.00

**ADJOURNMENT** - There being no further business, the Board adjourned 10:21 p.m.

The next meeting of the Board is a special meeting on September 8, 2021.

Respectfully Submitted,



Adele C. Lewis, Board Secretary