

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of September 22, 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: Mayor Sara Todisco, Councilman Russ Graham, Stephen Greet, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, William Nierstedt, Richard McCormack (Alt II),
Alt. IV - VACANT

Absent: None

Excused: Steve Napolitano, Michael Vena, Steve Barcan (Alt. I)- *attended remotely* Stephanie Bianco (Alt. III)

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

MINUTES

- **MINUTES OF THE AUGUST 25, 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 August 25, 2021 Planning Board meeting.

APPLICATIONS

ATTACHMENT # 1
TRANSCRIPT FROM CASE # PB 21-03
423-453 SOUTH AVE.

Case #PB21-03

423-453 South Ave. & 424-440 Willow Ave. B. 403 Lot 1.01 South Avenue Transit Oriented Redevelopment Area
Applicant: South Avenue II Urban Renewal, LLC
Seeking Amended Preliminary and Final Site Plan Approval to include adding ground floor units facing South Avenue and altering the unit mix reducing the number of studios and one bedroom units and increasing the number of 2 bedroom units by nine.

Christopher Minks, Esq., of Russo Development was present on behalf of the applicant. He stated that they have reduced the new bedroom count to 8 and two one bedrooms with a den. They have also mitigated the three remaining variance and addressed a point by point letter of Mr. Vinegra's comments. He stated they remain compliant with the Redevelopment Plan and Redevelopment Agreement.

Douglas Bartels, P.E., previously sworn and qualified reviewed the revised plans. He provided the board an overview and reasoning for the proposed amendment from the original proposal. He referenced his letter dated 9/17/2021
Each of the affected units will be a one bedroom with a den. Mr. Bartels reviewed the signage. He referred to previously marked Exhibit A-12.

EXHIBITS MARKED

- A-16 Existing Ground Floor plan
- A-17 Proposed ground floor plan
- A-18 Building elevation prepared by Minno Wasko
- A-19 Converted Impervious Cover within R.O.W. Plan dated 9/17/2021
- A-20 Existing Aerial

Mr. Bartels referred to the parking policy and parking leasing agreement. He testified that the fencing has been changed to a solid vinyl fence on Lot 18 rather than the chain link fence with hedge slats. He testified to the Open Space. He reviewed the public shared spaces for the Borough. The Board discussed the crossing of pedestrians' mid-block with flashing beacon lights. Mr. Minks stated the applicant will incur the expense.

The Board thanked Mr. Minks for the applicants' responsiveness to their comments.

Questions / Comments From the Public: None

Mr. Vinegra stated that most of the issues of his letter of July 23, 2021 have been addressed. He noted the conditions, if a Hunter mid-street crossing is approved by county, they will incur the expense, the addition of the 3 planter boxes. Any outstanding items from Victor's letter will be addressed. Mr. Vinegra stated they are significantly reducing the water flow by 50 %

On a motion by Kathy Villaggio and seconded by Stephen Greet, the Board voted Affirmative (7) Mayor Sara Todisco, Councilman Russ Graham, Stephen Greet, Ken Capobianco, Kathleen Villaggio, Paul Tarantino, William Nierstedt, Seeking Amended Preliminary and Final Site Plan Approval to include adding ground floor units facing South Avenue and altering the unit mix reducing the number of studios and one bedroom units

RECESS 8:35-8:45 p.m.

ATTACHMENT # 2
TRANSCRIPT FROM CASE # PB 21-02
75 NORTH AVE.

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 continuing 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 noted that this is their fourth appearance before the Board. He referenced the revisions presented to the Board.

Jefferson Moon, P.E.,

EXHIBITS MARKED

- A-18 drawing 2.1 Elevation along North Ave/ East Elevation
- A-19 page A2.2 exterior rendering South Ave./West elevation
- A-20 Exhibit A-18 with shadowing
- A-21 Rendering of building with signage
- A-22 rendering of building
- A-23 aerial elevation

QUESTIONS FROM THE PUBLIC: None

Elizabeth Dolan, P.E., of Dolan and Dean Engineering was sworn and qualified as a traffic engineer. She reviewed the traffic report dated 2/17/2021. She stated that they met with the NJ DOT and reviewed the trip generations for the proposed development and the new uses. She testified that the trips generated will be lower than the former activity and prior use. She spoke of the site circulation and stated the proposal includes site improvements.

The Board questioned the comment that the new use will provide lower trip generations. Ms. Dolan stated that the industrial use standard for a manufacturing use.

QUESTIONS FROM THE PUBLIC: None

Paul Ricci, P.P. of Atlantic Highlands NJ, was sworn and qualified. He reviewed the variances or deviations from the Redevelopment Plan. He stated the requests are minor in nature and do not detract from the overall intent of the Redevelopment Plan and advances the goals. He noted it is an amenity rich project. He reviewed the positive and negative criteria.

The Board asked questions of Mr. Ricci. How does this development advance the Transit Oriented Development (TOD). Mr. Ricci noted the main goal of the Redevelopment is the Affordable Housing component and the redevelopment of the site.

QUESTIONS FROM THE PUBLIC: None

Michael Dipple, P.E., of L2A Land Design LLC, Englewood, NJ was previously sworn. He provided testimony regarding the drainage and stormwater management.

H noted that he met with Mr. Vinegra to discuss stormwater management and they have submitted a preliminary design review. He noted they are in a difficult situation and they are subject to DOT approval. Mr. Vinegra stated that he walked the site and he has concerns and he doesn't agree with this design as it drains into the warehouse. He noted there is significant ponding. He feels they should drain to North Ave. or leach to the soil.

Mr. Dipple responded that the DOT makes it difficult. He noted the ponding is taking place on the DOT right of way. He added the applicant is doing significant work to make the conditions better and has a reduction of 20 %. Mr. Vinegra stated the Redevelopment projects typically provide a reduction of 50%. Chair Greet suggested that the applicant works with Mr. Vinegra. Mr. Nierstedt inquired about a shuttle to the nearby train stations. Mr. Vinegra stated that there is convenient bus service in this location.

QUESTIONS FROM THE PUBLIC: None

The application is continued to the October 27, 2021 meeting of the board at 7:30 p.m. without the need for further notice. It was noted the meeting would be Virtual and the Board would return to remote meetings for the remainder of the year. It was also announced that the October 13th meeting was cancelled due to lack of scheduled business.

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

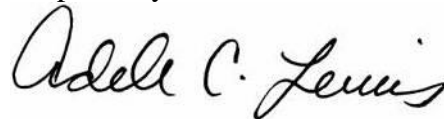
For Harbor Consultants August 2021

- Inv. 00581 from the escrow of Russo South Ave Redevelopment Phase I in amount of \$157.50
- Inv. 00582 from the escrow of Russo South Ave Redevelopment Phase II in amount of \$340.00
- Inv. 00583 from the escrow of 75 North Ave (Self Storage) in amount of \$4682.50
- Inv. 00584 from the escrow of 75 North Ave (Garden Homes) in amount of \$4627.50

ADJOURNMENT - There being no further business, the Board adjourned 11:00 p.m.

The next meeting of the Board is October 27, 2021.
The October 13, 2021 Meeting has been cancelled.

Respectfully Submitted,



Adele C. Lewis, Board Secretary