

BOROUGH of GARWOOD
PLANNING BOARD

MEETING of September 27, 2023

Chair Stephen Greet 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 December 29, 2022 and September 14, 2023 and by filing of said notice in the office of the Municipal Clerk. The zoom access link can also be found on the Borough website. 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, Paul Tarantino, , Steve Barcan (Alt. I), Mary Ann Hay (Alt II), (Alt. III) Alt. IV - VACANT

Absent: None

Excused: Stephanie Bianco, Richard McCormack

Also present were Board Attorney Donald Fraser. and Board Secretary Adele Lewis.

MINUTES

• **MINUTES OF THE AUGUST 23, 2023 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 23, 2023 Planning Board meeting.

RESOLUTIONS

Case #PB23-04

551 Spruce Avenue

Block 309 Lot 4 R-A Zone

Applicant: Robbin Unnold, Executor of Estate of Rita Unnold

Granting a Certificate of non-conformity for a two-family

Residence in the R-A / single family zone.

On a motion by Ms. Villaggio and seconded by Mayor Blumenstock, the Board voted Affirmative (8) Stephen Greet, Kathleen Villaggio, Mayor Blumenstock, Councilman Kearney, William Nierstedt, Ken Capobianco, Paul Tarantino, Steve Barcan to memorialize the resolution granting a certificate of non-conformity for the two-family dwelling.

Case #PB23-06

325 North Avenue Block 114 Lot 84.02 C/C Zone

Applicant: Basic Brilliance, LLC

Granting Site Plan approval and relief from §106-123 to permit business operations 24 hours per day

On a motion by Kathleen Villaggio and seconded by Chair Greet, the Board voted Affirmative (7) Mayor Blumenstock, Councilman Kearney, Stephen Greet, Kathleen Villaggio, Paul Tarantino, Ken Capobianco, William Nierstedt, to memorialize the wording of the resolution granting the request for 24-hour operations as well as site plan approval.

PUBLIC HEARING

**PUBLIC HEARING FOR THE ADOPTION OF THE BOROUGH'S MASTER PLAN:
2023 Master Plan Re-examination Report & Open Space & Recreation Plan Element
*prepared by CME Associates.***

Ronald Reinertsen, PP, AICP of CME Associates was present and provided a summary report of the Master Plan reexamination and the Open Space & Recreation Plan (OSRP). He explained the statutory requirement for the Master Plan and distributed a summary report of his findings.

Approximately 30 minutes into the presentation, it was noted that there were technical difficulties with the audio and members of the public viewing the meeting from home could not hear.

A brief recess was taken from 8:15-8:30 p.m. to address the issue.

Upon resuming the meeting, it was decided that the most prudent to reschedule the public hearing on the Master Plan.

The hearing was postponed until the October 25th meeting at 7:30 pm.
It was indicated that the entire discussion would begin from the start.

INVITATION TO ADDRESS THE BOARD

Michael Vena, 210 New Street inquired about a Certificate of Non-Conformity. He inquired about the new rental registration process and stated it is contradictory that he needs a certificate of non-conformity to prove a two-family house when the Borough is mailing him a rental registration form. Board Attorney Fraser explained the differing processes.

CLAIMS

For Harbor Consultants:

- *Inv # 03839 from escrow of South Ave. Redevelopment Phase I in the amount of \$217.50*
- *Inv # 03840 from escrow of South Ave. Redevelopment Phase II in the amount of \$652.50*
- *Inv# 03846 from the escrow of 10 South Ave. / Popeyes in the amount of \$72.50*
- *Inv # 03841 from the escrow of Garden Homes in the amount of \$67.50*
- *Inv # 03845 from the escrow of Basic Brilliance 325 North Ave in the amount of \$797.50.*
- *And an invoice from John Motta, Esq. for \$950. For legal services*

ADJOURNMENT - There being no further business, the Board adjourned 8:45 p.m.

The next meeting will be October 11, 2023 for the hearing of an application.
The Master Plan public hearing will be October 25, 2023.

Respectfully Submitted,

Adele C. Lewis, Board Secretary