



## Borough of Garwood PLANNING BOARD

MUNICIPAL BUILDING,  
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ADELE C. LEWIS  
BOARD SECRETARY

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## THE PLANNING BOARD 2025 Annual Report

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

\* *APPROVED* on January 14, 2026

### APPEAL

**Case PB25-01** Pursuant to Section 40:55D-70.a, Appeal of the Action with Respect to Zoning Article for the Administrative Officers decision that a car storage facility is not a permitted use at 639-645 South Avenue. Applicant: Alaa El-Banna

*Board voted to override the decision of the Zoning Officer that a car storage facility is not a permitted use at 639-645 South Avenue. The use is permitted with agreed upon conditions.*

### APPLICATIONS

#### **CASE # PB 25-02**

*Request for consideration to amend the Zoning designation of 54 Third Avenue, Block 204, Lot 26, Garwood Gardens, LLC- DENIED*

#### **CASE # PB 25-04** 54 Third Avenue Block 204, Lot 26

*Applicant: Garwood Gardens, LLC*

Pursuant to N.J.S. 40:55D-68

*Granting a Certificate of Non-Conformity for a 36-unit Garden Apartment in the R-A zone*

#### **CASE # PB 25-05** 59 Willow Avenue Block 507, Lot 2

*Applicant: Elizabeth Carew on behalf of 59 Willow, LLC*

Pursuant to N.J.S. 40:55D-68

*Granting a Certificate of Non-Conformity for a two-family dwelling in the R-A zone*

### PUBLIC HEARING: 5/28/2025

PUBLIC HEARING FOR THE AMENDMENT OF THE BOROUGH'S MASTER PLAN:  
Proposed Housing Element and Fair Share Plan *prepared by Michael Mistretta, P.P., Harbor Consultants* to address the requirements of the New Jersey Fair Housing Act

## **TWO EXECUTIVE SESSIONS**

Affordable Housing & Potential Litigation

### **EXTENTION**

**Garwood Chicken, LLC** 10 South Avenue, Block 501.01, Lot 8 **Case PB23-01**  
Preliminary and Final Major Site Plan Approval memorialized by the August 23, 2023 resolution.  
*Request for One Year Extension of Approvals Granted*

### **DISCUSSION ITEMS**

Michael Mistretta, P.P., of Harbor Consultants and the Borough's Affordable Housing consultant was present at multiple meetings and provided an overview of the Affordable Housing status and timelines

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

***Proposed Land Use Ordinance Changes*** for the changes to Section 106-94 Central Business District (CB), 106-95 Community Commercial (CC), 106-96 General Business (GB), and 106-98 Mixed Use District

***Zoning Amendments by Harbor Consultants*** to section 106-20 regarding building permits and the requirement to provide grading and drainage review

**Signage discussions** lead by Ms. Villaggio and Ms. Hay regarding feather flag and A frame signs- discussion spanning 3 meetings.

A subcommittee reviewed the language of permitted uses regarding tattooing and piercing.

***Development Assistance Package*** Language was added to the Developers' Assistance Package to clarify the post approval process.

Correspondence with the Cranford Building Dept. reiterating the need for the Zoning Officer sign off on Board approvals.

Request for status update of the previously approved Dittricks project.

Created a subcommittee to draft a food truck ordinance.

Update on the status of the circulation element of the Master Plan which will be prepared by Harbor Consultants with input from a subcommittee.

In 2025 the Planning Board held 9 meetings (exclusive of subcommittee meetings).

The Board consisted of the following members:

Jen Blumenstock	Class I
Katya Lysak	Class II
Vincent Kearney	Class III
Stephen Greet	Class IV
Steve Barcan	“
Kathleen Villaggio	“
William Nierstedt -	“
*Maryann Hay	“
Stephanie Bianco	“
David Beyers	Alt I
VACANT	Alt II
VACANT	Alt III
VACANT	Alt IV

\*Richard McCormack resigned from the Board in February. Ms. Hay filled the unexpired Class IV term. Mr. Beyer moved to the unexpired Alt. I position.

Staff/Advisors

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