

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
FEBRUARY 24, 2011**

APPROVED 3/24/11

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Regular Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. SWEARING IN OF MEMBERS:

4. ROLL CALL:

PRESENT: Mayor Birkner
Councilwoman Cynthia Waneck (departed 9:10)
Richard Bonsignore
Jaymee Hodges, Chairman
Philip Cerruti (departed 9:05)
Daniel Olivier
Ann Costello (Alt. #1)
Keith Doell (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: Thomas Constantine (excused absence)
William Martin (excused absence)
James Schluter, Vice-Chairman (excused absence)

5. MINUTES: The Minutes of the 12/16/10 Closed Session were approved but not for release on motion made by Ms. Costello,

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noting Mr. Bonsignore's previous question as to whether they would be released upon approval. Mr. Paul advised the approval is given in terms of accuracy; however they are not automatically released. That would be a separate approval. The motion was to include that provision for the Closed Session Minutes and seconded by Mr. Olivier and carried on roll call vote.

The Minutes of 1/13/11 were approved on motion made by Ms. Costello, seconded by Mr. Olivier and carried. The Minutes of 2/10/11 were not yet presented and would be distributed for the next meeting.

6. CORRESPONDENCE:

1. Westwood Ambulance Corp. request for fundraising annual carnival in July 26-30th at Westwood Plaza - A motion for approval was made by Mayor Birkner, seconded by Councilwoman Waneck and carried unanimously.

7. RESOLUTIONS: None

8. VOUCHERS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS: None
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in

1. **Greentree Developers, LLC - 10 & 20 Kinderkamack Road-Site Plan and Variance Application** - Not yet deemed complete; Scheduled for 3/10/11 Worksession;

10. DISCUSSIONS:

1. **Analysis of Master Plan Discussion by Ed Snieckus** - Ed Snieckus presented a **Tentative Master Plan Schedule, dated 2/22/11**, itemized by zones/districts and the corresponding meeting dates scheduled for same, starting with March. Also presented by Mr. Snieckus was an updated **Memo dated 2/24/11**. A brief discussion ensued regarding the schedule. The order of discussion was adjusted slightly. The first review, set for 3/10/11, would be of the LB-1, 2 and 3, C and SC Zone District issues goals and objections, with a review of recommended C-Cemetery use and bulk criteria.

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As to the Memo, Mr. Snieckus explained he offered excerpts from the 2005 Master Plan Report for the R-1 and R-2 Zone Districts specifically, for the Board's consideration in formulating recommendations for the current Re-Examination Report. These included: (a) Need to reinforce uniform development pattern; (b) Need to protect environmentally sensitive land; (c) Development of a balanced housing supply; (d) Protection of the local housing supply; (e) Two-family homes; Goal #9 - To discourage the creation of flag lots in the Borough; and Amendment to Development Regulations - (a) through (k). Mr. Snieckus discussed details of these items.

2. Hospital Update by Mayor Birkner - The Mayor was pleased to announce that the State Health Commissioner accepted a petition from Hackensack University Medical Center (HUMC) for a new Certificate of Need application was approved and the application is due 6/1/11. HUMC may now submit an application. The interest demonstrated showed that a second public hearing will probably not be needed. Truly dedicated residents from Westwood and beyond have taken the time to submit letters about why this hospital is needed in this part of NJ. Everything was made part of the record and reviewed and considered by the Department of Health. The Mayor commended the community involvement and efforts in getting our hospital up and running. Chairman Hodges commended the efforts and support of the people as well.

There were no further discussions, and Chairman Hodges called for adjournment.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:20 p.m.

Respectfully submitted

MARY R. VERDUCCI, Paralegal
Planning Board Secretary