

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR MEETING
June 25, 2009**

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 Worksession/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. ROLL CALL:

PRESENT: Mayor Birkner
Otokar von Bradsky
Thomas Constantine
Richard Bonsignore
Ann Costello
Jaymee Hodges, Chairman
Philip Cerruti (Alt. #1)
Daniel Olivier (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Louis Raimondi, PELS, Board Engineer
Ed Snieckus, Burgis Associates, Board Planner

ABSENT: Councilwoman Cynthia Waneck (excused absence)
William Martin (excused absence)
James Schluter, Vice-Chairman(excused absence)

4. MINUTES: The Minutes of 4/30/09, 5/14/09, 5/28/09 and 6/11/09 were reviewed and approved on motions made, seconded and carried.

5. CORRESPONDENCE:

1. Memo from Jim Strabone dated 6/18/09 RE: Blanche's Refinishing Services, 701 Broadway, approving use;

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6. RESOLUTIONS:

1. Blanches Refinishing Services - Ruth Risman - Commercial Tenant Approval, 701 Broadway, Block 701, Lot 7 - Board Attorney Randall read the Resolution of Approval into the record. A motion for approval was made by Mr. von Bradsky and seconded by Ms. Costello. On roll call vote, Mayor Birkner, Mr. Constantine, Mr. von Bradsky, Ms. Costello and Mr. Olivier voted yes. The remaining members present were not eligible to vote.

2. Vardean, LLC, Lake Street & Center Avenue, Block 703, Lots 1 & 2 - Minor Subdivision (William Martin recused) - Board Attorney Randall read the Resolution of Approval into the record. A motion for approval was made by Ms. Costello and seconded by Mr. von Bradsky. On roll call vote, Mayor Birkner, Mr. Constantine, Mr. von Bradsky, Ms. Costello, Mr. Bonsignore, Mr. Cerruti, and Chairman Hodges voted yes. The remaining members present were not eligible to vote.

7. VOUCHERS: A motion for approval of Vouchers totaling \$1,558.75 was made by Ms. Costello, seconded by Mr. Cerruti and carried unanimously on roll call vote.

8. PENDING NEW BUSINESS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in

1. Diamond Financial LLC - Block 2001, Lots 38, 39 & 46, Jones Street, Alvin Street - Subdivision - (Public meeting scheduled for 7/23/09)

2. Oak Realty Associates, 354 Old Hook Road, Block 2210, Lot 4 - Application for Site Plan and Variance Approval - David Lafferty, Esq. represented the applicant and submitted Architectural Drawings on 6/22/09, SK1, Basement Floor Plan, as requested by the Board at the 6/11/09 meeting.

Hal Simoff, of Simoff Associates, NJ Professional Engineer and Professional Planner, Madison, NJ, was sworn in, qualified and accepted. Mr. Simoff testified they took traffic counts between 10:00 a.m. & 11:30 a.m. per the ITE, who recommends late morning. A count was done on Tuesday the 31st at 8:00 a.m. Also

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a study was done on Saturday between the hours of 9 & 12. As for parking spaces, there are 104 and 8 handicapped; 53-58 spaces out of the 104 are available during the week. The demand period calls for 71 spaces. According to his calculations, based on the ratio of use per square foot, 26 more spaces were needed to satisfy the basement. The ITE had 18 studies, and the peak was found to be 110 for 31,000 sq. ft. In either case, Mr. Simoff represented they would satisfy the parking count. Based on the tenant interested in moving into the basement, the large swimming pool in the basement would not require additional parking spaces. The Borough is protected by any future tenants having to apply for a C/O.

Mr. Snieckus and Mr. Raimondi questioned the witness about parking spaces, configuration, traffic aisles and traffic flow. Mr. Simoff stated he favored more driveways. Questions by Board Members followed. Mr. Bonsignore questioned the parking area. It was noted that the spaces along the side would be reserved for employees. Mr. Lafferty also had alternate plans to present.

Mr. Hodges thanked him for the presentation, stating it was a difficult lot.

Terry Bonomo, tenant on the East side of the building, 400 Old Hook Road, came forward and stated his business was named Madison Spine and Physical Therapy. He has one receptionist, one aid, and they see two patients per hour, and after 3:00 pm, six people per hour. His reason for relocating is for more space. The potential for growth is there, but he doesn't see the business exploding. Mr. Wang is on the West side. Mr. Bonomo's space would be South of the stairwell.

Mr. Snieckus and Mr. Raimondi questioned Mr. Bonomo, who clarified after 3:00 p.m. they have three therapists; two before. The most they would be able to treat is six patients. Mr. Bonsignore asked if what was on the plan is what they requested of the architects, and they responded yes. Mr. Bonomo responded to questions that it would be common to treat more people at the same time. He anticipates six for a couple of years, and they could grow in the coming years. Parking during the evening is much better than during the day. Mayor Birkner asked him when he sees most patients, and the response was between 2 & 4 and after 7 p.m. Mayor Birkner commented he would have liked to see a traffic count later in the day.

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Chairman Hodges commented he would like to see a count done later in the afternoon to meet the needs of an increase. There were no further questions.

Mr. Burns continued under oath and testified as to Sketch A, Diagonal Parking, showing a one-way circulation, with 111 spaces, including 11 handicapped spaces. This plan results in minimal construction and less disturbance. There would be two driveways, and they would provide stop signs at the exits. The bulk of the driveway would remain as is. They would remove the bollards to meeting the handicapped stalls.

Mr. Snieckus and Mr. Raimondi questioned the witness. The plan would be the least disruptive of existing conditions. Mr. Bonsignore inquired of the Chairman if a fire apparatus would have to back up and Chairman Hodges responded it was likely in this case. Mr. Bonsignore was concerned about emergency and handicapped access. Mr. Hodges commented it is ambulatory with a police car or two, and it is the intention to move the traffic as quickly as possible, but if there is a fire, the first engine to come in would block off the total ingress area. If another piece comes in, it would block the driveway. There should be another egress out of the North end to allow traffic to leave in this case.

Mr. Burns testified as to Sketch B and testified here there were 115 spaces, with the same circulation as Plan A, with 90 degree parking in the first bay with 22' aisle widths. Mr. Snieckus commented. Mr. von Bradsky, Ms. Costello, Mr. Constantine, Mr. Olivier commented they preferred Plan A over Plan B.

Mr. Burns testified as to Sketch C, which he found least desirable, showing two-way traffic, with too much activity in the first bay, and 113 total spaces. Mr. Snieckus confirmed there were 11 handicapped spaces. Mr. Raimondi asked how they could circulate around the bays. Mr. Burns commented the bays were 17' with a 2' overhang along the new curb line. Mr. Raimondi asked if he would consider moving the bollards up. Mr. Burns stated he would if the Board considered the plan. Mr. Raimondi recommended the bollards be moved. Mr. Bonsignore asked, and Mr. Burns explained the difference with this sketch and the original site plan, which was essentially the same but a little different with the parking. Mr. Olivier commented that

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he liked this plan. Mr. von Bradsky favored Plan A. Ms. Costello commented there may be issues with the two-way traffic. Mr. Bonsignore, with regard to requiring 26 more spaces, inquired about Plan A which provides 111, but that is seven more cars than exists now, he added. There were no further questions or comments. Chairman Hodges was favoring Plan A as well.

Mr. Burns questioned how to proceed with the plan. Mr. Cerruti suggested voting on it if everyone likes Plan A. Mr. Raimondi commented we just received the plans tonight and pointed out that Plan C might keep the traffic on site and improve the traffic circulation on site. Mr. Randall advised prior to voting, Mr. Raimondi needs to analyze the reports, and they could carry this matter to the next public meeting. The Board could continue or give direction on Plan A. Mr. Bonsignore commented Mr. Raimondi noted the 24' is necessary when 90 degree. Mr. Raimondi liked Plan C because it allowed circulation through the other two bays without leaving the parking lot. Mr. Hodges noted Mr. von Bradsky frequented the site and was able to give first-hand knowledge.

Chairman Hodges conducted a straw vote on the plans. There were six votes for Plan A with an afternoon parking study. Mayor Birkner advised it does not preclude the Board Professionals for commenting on the plans. The matter was carried to the next meeting, 7/9/09, first on the agenda. Mr. Burns is to submit a revised plan.

10. DISCUSSION:

Mr. Randall advised that Wachovia withdrew. Mr. Snieckus commented he did not receive any word from COAH regarding the objection.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:10 p.m.

Respectfully submitted

**MARY R. VERDUCCI, Paralegal
Planning Board Secretary**