

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/PUBLIC MEETING
July 10, 2008**

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
William Martin
Robert Bicocchi
Thomas Constantine
Jaymee Hodges, Chairman
Ann Costello, Vice-Chairwoman
James Schluter
Councilwoman Cynthia Waneck
Richard Bonsignore (Alt. #1)
Daniel Olivier (Alt. #2)

ALSO PRESENT:

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

ABSENT: Otokar von Bradsky

4. MINUTES - The Minutes of 6/26/08 were held for the public meeting.

5. CORRESPONDENCE:

1. Memo from Clerk's Office, dated 6/30/08 RE: Ordinances 08-18 & 08-19;

(WWPB 7/10/08)

6. **VOUCHERS:** None

7. **RESOLUTIONS:**

A motion to go into Public Session to read the Resolutions was made, seconded and carried.

1. **Mr. & Mrs. Misha, 266 Fourth Avenue - Subdivision (Denial)**-Board Attorney Randall read the Resolution of Denial into the record. A motion for approval of the Resolution of Denial was made by William Martin and seconded by Robert Biccocchi. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner, William Martin, An Costello, James Schluter, Robert Biccocchi, Councilwoman Waneck, Richard Bonsignore and Daniel Olivier voted yes. Richard Bonsignore voted no. Jaymee Hodges and Thomas Constantine were not eligible to vote.

2. **390 Old Hook Road Associates, Block 2207 Lot 25 0-Minor Site Plan with Variance** - Board Attorney Randall read the Resolution of Approval into the record. A motion for approval was made by Vice-Chairwoman Ann Costello and seconded by Robert Biccocchi. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner, William Martin, An Costello, James Schluter, Robert Biccocchi, Councilwoman Waneck, Richard Bonsignore and Daniel Olivier voted yes. Jaymee Hodges and Thomas Constantine were not eligible to vote.

3. **Old Hook Road, LLC - Industrial Occupancy/Office** - For 7/24/08;

A motion to return to Worksession was made, seconded and carried.

8. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in

1. **GMKC Investments LLC, 75 Bergen Street, Block 1407, Lot 11 - Subdivision - (Ed Snieckus, Burgis Associates recused; David Spatz, Community Housing Develop to act as Substitute Planner)** - Set for 7/10/08; The Board would proceed on that date without Mr. Spatz, who has a prior appearance on that date, but they would have his report.

(WWPB 7/10/08)

2. **Dr. David Goldberg Child Care Center from Puccio, Carver Avenue, Block 2110, Lots 10 & 11 (worksession) - Site Plan w/variances (William Martin recused) - Scheduled for hearing on 7/24/08;**

3. **Misha, 266 Fourth Avenue - Revised Plans Submitted -** Mr. Randall advised there were no further communications from the applicant since last meeting. Based on Mr. Randall's discussion, this matter should not be carried and should be removed from the agenda. Applicant should file a new application if desired, with renote.

9. DISCUSSIONS:

1. **Draft Open Space and Recreation Plan dated 7/8/08 by Ed Snieckus, Burgis Associates -** Ed Snieckus gave an overview, stating this will be adopted as an Element of the Master Plan. The Table of Contents included the Executive Summary, Municipal Land Use Law Requirements, Green Acres Requirement, Introduction to Plan, Consistencies with Other Plans and Goals and Policies, Background Information, Needs Analysis, Parks and Recreation Inventory, Appendix, and Maps. The Board would be reviewing the document and return with comments.

Mr. Snieckus continued, discussing Goal #7 of the Master Plan: "Preserve and enhance Areas with Historic, Cultural, Scenic, Open Space and Recreational Value". There was an extensive Needs Analysis for Recreation Facilities. There is a tremendous amount of overlay of field sports justifying and supporting the need for these facilities. They will also expand on the Appendix. As far as inventory, Municipal Parks accounted for 61.44 acres, or 5% of the Borough; County Parks was at 57.98 acres or 4%. Vacant Municipal Land was at 22.41 acres, or 1.5%; Vacant - County was at 5.72 acres or 0.04%; Vacant - Private 45.4 acres or 3%, and Private Recreation was 3.1 acres or 0.02%. We are pretty close to if not over the percentages required by the National Parks Association, which is good. In comparison, Park Ridge has about a 20% shortfall. Soccer is a huge sport, and there is a need for extra field space, plus the fields need time to recover in between. Mr. Snieckus discussed all the parks.

Next, Mr. Snieckus discussed General Open Space Guidelines and Standards, which covered Mini-Parks. Tables 1-6 were

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explained, which included an Inventory of Active Recreation Facilities and Vacant Land. Mr. Snieckus asked if anyone had information on property that should be included as open space, to let him know. That concluded the body of the report and the rest consisted of parks and various maps. Maps included: Open Space and Recreation Sites Map, Environmental Constraints Map, Open Space and Recreation Sites Map, Open Space and Recreation Sites Composite Map, Environmental Constraints Map (enlargement), Soil Analysis Map, Watershed Map and Sports Service Area Study Maps. Mr. Snieckus said he still adding to this document, green streets or bike trails between parks. Mr. Hodges thanked Mr. Snieckus for the draft document that he provided in depth.

2. Hospital Update - Mayor Birkner updated the Board on the hospital. During a walk-through with Councilman Sciara and HMC, they reviewed the work they will be doing immediately to get it project up and running. Armand Marini and Darren Blankenbush were also present. They are applying for opening permits from the DCA and State Board of Health and are committed to giving one of their vans for the Senior Outreach Problem. They are also providing landscaping in the parking area and are pushing for an October opening.

Mr. Randall advised there were no new developments with the pending law suits. There were no further discussions.

10. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 9:30 p.m.

Respectfully submitted

MARY R. VERDUCCI, Paralegal
Planning Board Secretary