

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
WORKSESSION/REGULAR PUBLIC MEETING
FEBRUARY 10, 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 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. SWEARING IN OF MEMBERS:

4. ROLL CALL:

PRESENT: Mayor Birkner
William Martin
Richard Bonsignore
Jaymee Hodges, Chairman
James Schluter, Vice-Chairman
Philip Cerruti
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)
Councilwoman Cynthia Waneck (excused absence)

Keith Doell was sworn in as a new member, Alternate #2 and took his oath, administered by Mr. Paul.

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5. MINUTES: The Minutes of **11/18/10 and 12/16/10 (Open Session)** were approved on motions, made, seconded and carried. Regarding the 12/16/10 Closed Session Minutes, Attorney Paul advised that he was not sure of the status of the subject matter of those minutes. Therefore, they would not be approved at this time since they can be released. **The 12/16/10 Closed Session Minutes and the 1/13/11 Reorganizational Minutes were carried** to the next meeting.

6. CORRESPONDENCE: None

7. RESOLUTIONS: None

8. VOUCHERS: A motion to approve Vouchers totaling \$4,628.75 was made by Mr. Schluter, seconded by Mr. Olivier, and carried unanimously.

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

10. DISCUSSIONS:

1. Analysis of Master Plan Discussion by Ed Snieckus - Mr. Snieckus noted a spreadsheet was emailed to all Board Members and a colorized version was presented to each at the dais. Mr. Snieckus spoke to the Memorandum document dated 2/8/11, utilizing same as an outline, formulating a work plan, Re: Outline for the Re-examination of the 2005 Master Plan. As a starting point, the Memorandum contained a condensed list of five (5) requirements for the re-examination report as required under the MLUL. These included:

1. Identification of problems and objectives relating to land development in the municipality at the time of adoption of the last Master Plan/Re-examination Report;
2. Extent to which they have been reduced or increased subsequent to such date;

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3. Extent to which there have been significant changes in the assumptions, policies and objectives forming the basis of the master plan or development regulations as last revised;
4. Specific changes recommended if any, including underlying objectives, policies and standards, or whether a new plan or regulations should be prepared; and
5. The recommendations of the Planning Board concerning the incorporation of redevelopment plans.

Mr. Snieckus continued. The following items were noted during recent discussions with the Board for consideration in the Master Plan Re-examination and would be reviewed and considered further with the Board going forward in this Master Plan Re-examination:

1. Study of Permitted Land Uses - Conduct study of permitted land uses to assess propriety of retaining uses in light of expiration of "time of decision" rule that becomes law in May, 2011;
2. H, HSO and LM Districts - Study of these zones to re-evaluate the vision for these areas, with focus on the re-opening of the Pascack Valley Hospital and ensure proper zoning for surrounding area;
3. CBD and CBD/SPE District Review - Review permitted uses to re-assess the vision for the district;
4. Promoting Sustainability in Municipal Operations and Development Regulations - Steps being taken energy efficiency "going green" - Borough and the Environmental Advisory Committee pursued and received Certification under the Sustainable New Jersey Program;
5. LB Zone Amendments - Those recommended in the LB-3 Zone include instructional sports training facilities and hardware stores as permitted uses, with appropriate restriction and evaluation of uses in the LB-2 Zone while preserving adjacent residential sites;

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6. Religious Institutions - Review conditional use criteria to ensure they represent contemporary standards;
7. Open Space, Recreation and Environmental Features - Incorporate Goals and Objectives of the Open Space and Recreation Plan into the Re-examination. Also add GIS mapping of environmental features;
8. Historic Preservation - Borough has adopted a Historic Element and regulations and created a Historic Advisory Committee. The element established goals and objectives that should be identified in the re-examination;
9. Transportation, Improvements and Promotion of Alternative Forms of Transportation - The Board should consider recommendations here. Additionally, a bikeway plan is provided.

The Board can take separate tracks of any of these items, independent of the Master Plan Re-examination, which could take several months, Mr. Snieckus explained.

Then Mr. Snieckus moved on to a review the spreadsheet of the "Existing permitted, accessory and conditional uses in Zoning Districts of the Borough of Westwood", which he prepared, illustrating all of the permitted uses and all of the zones with indications of how they are permitted in what zone. This graph included columns for the 119 Types of Use, then all the Zones going across, i.e., Residential, Office, Limited Business, Industrial, Commercial and Hospital. Under those, each section had subsections and the requirements were set forth therein. They were marked "P" for Permitted Use, "A" for Accessory Use, and "C" for Conditional Use.

The Board reviewed and discussed the spreadsheet and uses in detail, with comments and recommendations. Mr. Martin suggested reviewing the last document and possibly grouping the zones together per meeting. Mr. Snieckus recommended reviewing the residential and hospital zones separately. The discussion would continue at the March 10, 2011 worksession meeting. Mr. Bonsignore suggested following up with a public meeting for the members of the public, to gain their input. Mr. Snieckus said he

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would come back to the Board with a proposed schedule at the next meeting.

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. 9:40 p.m.

Respectfully submitted

MARY R. VERDUCCI, Paralegal
Planning Board Secretary