

BOROUGH OF WESTWOOD
PLANNING BOARD /WORK SESSION MINUTES
November 6, 2008
101 Washington Avenue

OPENING OF THE MEETING

Ann Costello chaired and opened the meeting by reading the Open Public Meetings Law Statement:

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

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

PLEDGE OF ALLEGIANCE

ROLL CALL:

Present: Mayor Birkner
Otokar Von Bradsky
Ann Costello
James Schluter
Councilwoman Waneck
Richard Bonsignore
Daniel Olivier

Also Present: Thomas Randall, Board Attorney
Louis Raimondi, Board Engineer
Edward Snieckus, Board Planner

Absent: William Martin (excused)
Thomas Constantine (excused)
Jaymee Hodges (excused)
Robert Biccocchi (excused)

Richard Bonsignore provided certification of having listened to recordings of the October 24th and October 27th meetings.

MINUTES – none submitted for this meeting

CORRESPONDENCE

Ann Costello reviewed the following correspondence for the record:

- Letter dated October 14, 2008 from Beattie Padovano RE: Wachovia Bank (Wells Fargo)
- Letter dated October 16, 2008 from Beattie Padovano RE: Wachovia Bank (Wells Fargo)
- Letter dated October 21, 2008 to Ms. Amy Sumoski RE: Westvale Park Improvements
- Letter from Sylvia Kokowski to L. Scott Berkoben, Esq. RE: Request to carry application of GMKC+

RESOLUTIONS – Wachovia Bank, N.A.
Not proposed for this meeting.

VOUCHERS – None

VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:
SWEARING IN OF BOARD PROFESSIONALS

Thomas Randall, Board Attorney advised that the Dr. David Goldberg Center was listed on the agenda in error and will be heard at the public meeting of November 20th.

1. GMKC Investments LLC – sub division – 75 Bergen St. - D.Spatz (12-18-08)
2. Dr. David Goldberg Center (applicant) from Puccio – Carver Ave. (11-06-08)

DISCUSSION – Update of Site Plan Application – carried

HOUSING ELEMENT AND FAIR SHARE PLAN

A draft for review purposes only was prepared for the Borough of Westwood Planning Board by Burgis Associates, Inc. The draft was distributed to the Board members by Edward Snieckus, Board Planner. Section I: Housing Element; Section II: Fair Share Obligation; Section III: Fair Share Plan.

Mr. Snieckus reviewed Plan Summary. This section of the plan details the projects, mechanisms which may be used to meet the Borough’s affordable housing obligation. Westwood was assigned a rehabilitation share of 41 units and will propose to accept 41 units.

Mr. Snieckus reviewed Prior Round Obligation including Prior Round Rental Obligation and Prior Round Age Restricted Maximum. Table 28 Plan to address prior round obligation. Table 28 included Plan Component of prior cycle credits for existing affordable units; number of units in each housing group; credits applied to second round plan as it pertains to each housing group and credits.

Section 2 of Table 28 included Post 1986 Credits for Group Homes.

It was determined by COAH that Westwood has a 41 unit rehabilitation obligation and the Borough qualified for 13 rehabilitation credits equating to 28 units to be addressed.

Growth Share Obligation reviewed.

Table 29: Proposed Third Round Obligation Components and Status by Plan Component (Prior Cycle Credits for existing affordable units) Units applied to Third Round and Description.

Table 29: Post 1986 Credits Plan Component Group Homes by Plan Component; Units applied to Third Round and Description.

Mr. Sneickus advised that the procedure is to adopt by the Planning Board, recommend to the Mayor and Council that they refer to COAH for certification via resolution and schedule a formal public hearing as required by COAH..

ADJOURNMENT

Upon motion, seconded and carried, the meeting was adjourned at 8:55 p.m.

Respectfully submitted,

Sylvia Kokowski
Recording Secretary