

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/REGULAR PUBLIC MEETING
April 14, 2011**

APPROVED 5/26/11

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: James Schluter, Vice-Chairman
Jaymee Hodges, Chairman
Mayor Birkner
William Martin
Richard Bonsignore
Thomas Constantine
Philip Cerruti
Daniel Olivier
Ann Costello (Alt. #1)
Keith Doell (Alt. #2) (arrived 8:17 pm)
Councilwoman Cynthia Waneck

ALSO PRESENT:

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

ABSENT: None

5. MINUTES: The Minutes of March 24, 2011 **were carried** to the next meeting.

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6. CORRESPONDENCE:

- Cover letter from Nancy Saccente dated March 28, 2011 re: Greentree Developers
- Letter from RLG Environmental dated March 24, 2011 re: Summary of Environmental Investigation Commercial Property

7. RESOLUTIONS: None

8. VOUCHERS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

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 - Nancy Saccente, Esq. represented the applicant and made an opening statement. She referred to two issues that were made at the previous meeting. Concern that the Mayor and Council would permit striping of Green Avenue. Ms. Saccente advised the Board that the Mayor and Council had said if the Planning Board approves striping of Green Avenue then they would not have a problem agreeing. Gaetano (Guy) Falzarano, President & CEO of Rainbow Academy was present at the last meeting. He was sworn in by Steven Paul, Esq. Mr. Falzarano provided a background on the operations of his daycare centers. He currently has 10 centers, 300 employees and 1300 children. He hopes to open 100 centers over the next 6 years, some in the Bergen County area. Mr. Falzarano advised that he has been treasurer of the NJ Child Care Association for four years. The surface on the playground is synthetic grass with a cushion pad underneath. The equipment in the playground is commercial units. Hours of operation are 6:30 a.m. to 7:00 p.m. The playground is utilized by children from 9:00/9:30 a.m. to 11:30 a.m. and 2:30 p.m. to 5:30 p.m. at the latest. Children are from 6 weeks old up to 6 years old. There has never been a noise complaint at any other facility he owns. The children are supervised by a 1-to-3 ratio. A Director and Assistant Director are employed. At full capacity, there are about 35 employees.

Pertaining to drop off and pick up procedure, a parent or responsible person needs to enter the facility and sign in. The drop off and pick up times are geared towards working parents from 6:30 a.m. - 9:30 a.m. drop off and 3:30 p.m. to closing time pick up. There is a three-hour staggered pick up time.

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The playground equipment is made out of molded plastic which could get hot in the summer. Galvanized steel poles with 17 ft. shade sills are mounted in the ground to protect the equipment from getting hot and the children from getting hurt.

As for parking spaces, 38 stalls are proposed for a 9,500 sq. ft. facility. Regarding Signage, they are used to using internally lit signs but can change to externally lit signs if the Board requests. Mr. Falzarano would like to have a construction trailer placed at the site. Mr. Raimondi inquired where the construction trailer would be placed. Mr. Falzarano advised in front of the building. Mr. Raimondi asked how many children would be estimated at start up of the facility. Mr. Falzarano estimated that it would take about one year for 50% capacity, 100% capacity would take two to three years. Mr. Raimondi inquired how traffic would be handled on Green Street at drop off. Mr. Falzarano advised that front spaces on Green Street are dedicated for drop off. Mr. Raimondi asked if Mr. Falzarano expected that the bulk of parents would park in the lot across the street. Mr. Falzarano did expect that they would. Mr. Raimondi commented on how safe that would be to cross the children. Mr. Falzarano responded that there would be a crosswalk and it is the parent's responsibility. Mr. Raimondi could not envision a parent only taking 5 minutes to drop off a child. Mr. Falzarano commented that parents usually move quickly and he could not see more than 10 minutes in the morning for drop off. Mr. Raimondi asked if traffic studies were conducted. Ms. Saccente stated "no".

Ed Snieckus inquired if any traffic studies were done at any other facility owned by Mr. Falzarano pertaining to peak drop off and pick up times. Mr. Falzarano responded that parents are on different staggered schedules; no particular peak times. Mr. Snieckus is trying to determine a sense of traffic pattern at the most difficult time. Mr. Snieckus asked if employee parking is designated. Mr. Falzarano responded "yes". Ed Snieckus referred to the color revised designated parking diagram of the site plan dated 04/12/2011. Mr. Falzarano advised that these stalls would be marked "15 minute parking." Mr. Snieckus asked if artificial turf over gravel would be used. Mr. Falzarano stated that the supplier recommended asphalt.

Mr. Olivier questioned noise. Mr. Falzarano advised that he never had a noise complaint even though three other locations

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are near residential areas. A 6 ft. fence is used to separate the schools from residents.

Councilwoman Waneck asked if the playground material was calculated as being impervious. Mr. Falzarano stated "yes".

Mr. Cerruti was happy with the revised plans showing the crosswalk as being moved. He is however still concerned with Green Street.

Ms. Costello would like to see some nice plantings placed and she has traffic concerns.

Mr. Martin was concerned that parents would park in the stripped no parking areas.

Mr. Doell had parking concerns, and whether there would be enough for parents and employees. He proposed that a traffic study be conducted. His concerns were with drop off and pick up times. Mr. Falzarano stated that he never had a problem with 2 other similar locations.

Mayor Birkner shares concerns on traffic pattern and turn around process on Green Street and with vehicles exiting Green Avenue onto Kinderkamack Road. He commented that currently residents of the apartment complex in the area are able to navigate on Green Street now but most likely will not be happy when the facility is at full capacity especially at peak traffic times. Mayor Birkner suggested a traffic study. Ms. Saccente commented that any use going into this location will have the same situation.

Mr. Schluter commented that moving the crosswalks was good but making a left turn in and out of Green Avenue can be difficult. He would like to see a traffic study.

Mr. Hodges asked if a County report was requested. The County should be aware of the Kinderkamack Road traffic. Ms. Saccente advised that she is waiting to hear back from the County for an official comment. Mr. Hodges commented that traffic is an issue in his opinion.

Chairman Hodges opened the meeting to the public and so carried.

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Steven Parker, Licensed NJ Professional Engineer of Parker Engineering & Surveying previously sworn came forward. Ms. Saccente asked Mr. Parker if there was a possibility of changing the parking structure. Mr. Parker advised that there were major changes to the revised plan in relationship to the drop off area on Green Avenue, the number of parking stalls started at 7 and now reduced to four. Two parking stalls were eliminated on Green Street and location was reconfigured. The crosswalk was moved in relation to the exit driveway. This plan is the best alternative according to Mr. Parker who said it was reviewed with the Board's Engineer. Ms. Saccente asked how the revised plan affected the location of the dumpster. Mr. Parker responded that by eliminating stalls on Green Street there will not be a turn around on Green Street. Striping will be done on Green Avenue so cars are not allowed to park there. Other possibilities were looked into; this seems the best. There will be no backing out onto Kinderkamack Road. Mr. Parker reviewed the significant revisions to the plan. 36 parking stalls and two handicapped stalls are proposed.

Mr. Raimondi suggested placing the dumpster next to the apartment complex near their dumpster location. He also suggested having a turn around in the parking lot on the south side of Green Avenue. Mr. Raimondi was okay with the handicapped parking designation. He felt that making any changes to Green Avenue would be a mistake.

Ed Snieckus inquired about the use of pervious concrete/pervious asphalt. Mr. Parker stated that rain guards are provided in front of Lots 15 and 16. He is trying to achieve water quality concerns. Mr. Bonsignore suggested that instead of placing the dumpster on Green Avenue it be placed opposite the exit on Lot 16. Mr. Raimondi replied that his suggestion is possible.

Mr. Olivier suggested placing cones in the area of the proposed striping on Green Avenue to prevent parking. He commented that there are some who park on the yellow striping areas on a temporary basis. Mr. Cerruti agreed. He also suggested making Kinderkamack Road a right turn only due to traffic.

Ms. Costello had traffic and speeding concerns.

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Mr. Martin commented on impervious surface and use of a public street he suggested a traffic study, trip generation of Green Avenue. His concern was with the handicapped parking stalls and striping between them.

Mr. Constantine commented on left turn exit from Green Avenue and visibility. Right turn only should be looked into. For the people that live on Green Avenue a traffic study is suggested. Mr. Constantine feels that people would be considerate of use of the handicapped stalls.

Mayor Birkner - impervious coverage should be increased. Incorporate a speed table for crosswalks for cars coming around and off of Kinderkamack Road and making a right turn at the crosswalk. He felt that in the painted no parking areas police enforcement would be needed.

Chairman Hodges asked if the westerly parking area across from lot 16 could be made wider. Mr. Parker responded "yes". Mr. Raimondi commented that if the area is made wider, 2 trees would need to be removed. Mr. Snieckus said that the impact on trees would need to be looked into.

Mayor Birkner left the room at approx. 9:20 p.m.

Chairman Hodges opened the meeting to the public and so carried. There was no Public Comment

Mayor Birkner returned to the dais at approx. 9:23 p.m.

The meeting was closed to the public, and the Board recessed from 9:25 p.m. to 9:30 p.m.

Chairman Hodges reconvened the meeting.

The Greentree Developer's Application was carried to the April 28, 2011 meeting for a continued hearing.

10. DISCUSSIONS:

1. Analysis of Master Plan Discussion by Ed Snieckus - Review recommended C Cemetery Bulk Criteria - Ed Snieckus announced that the cemetery zone would be discussed this evening and the CBD/SPE, CBD, CO and O Districts Analysis will be on the

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April 28, 2011 agenda for review. Mr. Snieckus presented a **Memorandum handout dated April 7, 2011**, pertaining to the CBS/SPE, CBD, CO and O Districts.

Chairman Hodges asked if anyone of the public would like to come forward to comment.

Bruce Meisel, Esq. came forward and explained the essence of the "**Westwood Taxpayers Alliance**". He distributed a report compiled by 30 Alliance Members, who co-authored and signed off on same. This report was distributed to the Mayor and Council and the Planning Board. It would also be distributed to the Zoning Board. He explained for the Board members who they are and what their function is and why they formed this group. Mr. Meisel reported that the hospital zone, the area surrounding it, the LM zone and the RW zone are in need of attention. This hospital H zone and the surrounding areas LM Zone and RW Zone are the main zones of concern. This takes a non-profit property and turns it to a for-profit ratable, which can have an enormous impact on the entire community. They are focusing on the hospital as a land use anchor.

The report relates to the health care issues of the hospital. The basic premise is rather than have a report based on theory, they would have input from all the properties in these zones. They took the key players in that area. Mr. Meisel indicated that John J. Lamb, Esq. is the primary spokesperson for the group, but could not be present that evening. They feel they could help the Board moving forward with their experience and recommendations for each particular zone, for instance the H (Hospital) Zone, wherein it was recommended that the current ordinance be repealed and replaced with a broker and more through ordinance that is more consistent with hospital ordinances throughout the State, providing for a wider array of uses that focus on present and future utilization of the property and a health care/research and development campus, and to encourage more aesthetically pleasing and efficient utilization.

The report's introduction listed the 15 separate zones and noted the downturn in retailing and light manufacturing. Also, it stated that a substantial number of multi-family developments are pre-existing. There was a Summary of Notable Issues, Properties in Need of Recycling, and each zone was discussed

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with recommendations made unanimously by the Alliance Members. It also spoke about Veteran's Park and the Westwood Parking Authority, and finally suggestions for an LM Zone and Overlay for the RW Zone with additional uses. Mr. Meisel completed his comments.

Mr. Hodges stated he read the report and thanked Mr. Meisel, and stated hopefully the Board would be able to put together a Master Plan with vision. Mr. Meisel commented further on their recommendations and said this is a huge responsibility and hopefully they will do this right. The vision coming from Trenton for the hospital is such that other medical uses want to come to the surrounding areas, particularly the Teledyne site. Councilwoman Waneck questioned the difference regarding taxable and non-taxable status and felt this was an important issue in discussing this zone. Also you cannot zone a property for the property owner. Mr. Snieckus said it is zoned for it, and any changes would be made within that zone, i.e., bulk criteria. Mayor Birkner commented we have fantastic opportunities in the future in that area, which will become a truly viable environment. He looks forward to this analysis and thanked the Taxpayers Alliance for its input and partnering in Westwood's future. Mr. Hodges thanked Mr. Meisel and his group for being as concerned as the Planning Board.

Cemetery C Zone and Bulk Criteria

Mr. Snieckus gave a brief overview and asked for comments from the Board pertaining to the cemetery zone regulations and some concerns from the last meeting. Regulations for mausoleums and accessory structures were mentioned.

Ms. Costello inquired if the color exhibit included the strip on Forest Avenue. Mr. Snieckus reviewed the exhibit for her pertaining to her question.

Mr. Martin commented that Mr. Snieckus did a great job and covered the subject well.

Mr. Doell inquired if another cemetery was used as a bench mark. Mr. Snieckus responded yes; in Paramus.

Councilwoman Waneck asked if the updated Burgis Associates Memo dated March 23rd excluded health clubs. Mr. Snieckus responded yes, there are several health clubs in town. They did

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not want to take away from the zones where they were permitted. It is a concern for traffic patterns relative to a health club. They are permitted in the O Zone, the CBD Zone and the Shopping Center Zone. Mr. Snieckus opened a discussion on same. Mr. Martin questioned whether it would be beneficial being next to the R-1 Zone. Councilwoman Waneck commented it would also be beneficial in the LB-1 Zone.

Chairman Hodges advised that the Burgis Associates Memorandum dated April 7, 2011 would be discussed in two weeks pertaining to CBS/SPE, CBD, CO and O Districts Analysis. Mr. Snieckus gave a brief overview. He would run through the 2005 Re-Examination and the Master Plan document. Chairman Hodges commented in looking over the Alliance document, they did not like neon signage; however, he did not have a problem with a neon sign. Councilman Waneck pointed out that some signs were grandfathered. Mr. Snieckus would look at that also.

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

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:20 p.m.

Respectfully submitted,

Sylvia Kokowski, Recording Secretary
Revised 5/23/11 (mrv)