

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
AUGUST 25, 2011**

APPROVED

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 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: Jaymee Hodges, Chairman
Mayor Birkner (arrived 8:55 p.m.)
Thomas Constantine
William Martin
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--not required)

ABSENT: Richard Bonsignore (excused absence)
James Schluter, Vice-Chairman (excused absence)
Councilwoman Cynthia Waneck (excused absence)

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5. **MINUTES:** The Minutes of 5/26/11, 6/9/11, 7/14/11, and 8/11/11 were approved on motions made, seconded and carried on roll call vote.

6. **CORRESPONDENCE:**

1. **Master Plan Re-Examination Memoranda by Ed Snieckus, Burgis Associates, as stated below under Discussions.**

7. **RESOLUTIONS:** None

8. **VOUCHERS:** The Board approved Vouchers totaling \$11,536.25, on motion of Mr. Olivier, seconded by Mr. Constantine and carried unanimously on roll call vote.

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

10. **DISCUSSIONS:**

Master Plan Re-examination: CBD/SPE, CBD, CO and O Districts;

(a) **Memo of Ed Snieckus, Burgis Associates, dated 7/29/11, updated 8/23/11, RE: Sustainability Issues;**

(b) **Memo of Ed Snieckus, Burgis Associates, dated 4/7/11, updated 8/23/11, RE: CBD/SPE, CBD, CO and O Districts;**

Ed Snieckus first discussed the Westwood Swim Club District's question as to whether it was in the RW or R1 Zone was cleared up by Mr. Snieckus, who gave the Board the background and explained as a result of the comprehensive development ordinance it was recommended to be displayed in the R1 Zone. Subsequent the most recent zoning map prepared by Boswell, referenced to the AFR zoning map, it was a misunderstanding of what was the latest map for Boswell to follow, and the one he should have followed was the zoning map for the comprehensive development ordinance, and which would most likely have to occur was to make a recommendation through the Master Plan or council liaison to have the property designated or redesigned in the R1 district in accordance with the prior zoning map, and this would have to occur as an

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amendment to the map,, and officially published as to that change. It was his opinion it is in the R1 zone. He would leave this up to the Board. Board discussion followed. There were questions concerning the tax impact. Bruce Meisel, in the audience, was asked to give an opinion, and he felt the best thing was to take it out of RW and put it into Recreation or R1. Mr. Snieckus would come back to the Board with more details and further deliberation.

Next, Mr. Snieckus continued with an update on Sustainability Issues, with changes as highlighted in his Memo above. Specifically, the section dealing with permeable/pervious pavements and other sustainable development regulation initiatives was discussed. It was recommended that the Master Plan Re-examination include a reference that these materials, if properly engineered, can promote groundwater infiltration in specific circumstances as a method of achieving greater environmental sustainability in the Borough. It was also recommended to include exemptions that seek to promote the use of sustainable construction methodologies. This takes into consideration increased width of exterior walls to add insulation that may affect the FAR. Further, it was recommended that exemptions be formulated such that the energy saving techniques are not unduly penalized in comparison to conventional construction. Mr. Martin made suggestions. Board discussion followed. Mr. Snieckus commented this was not the ordinance, but just a recommendation. They agreed to change the wording "up to three inches" to "up to 12 inches as to the thickness of an existing exterior wall into a setback requirement to permit the application of exterior insulation systems.

The Board discussed neon signage. Mr. Meisel encouraged the Board not to allow neon signage, as it could be detrimental. Mr. Martin spoke about allowing it on an inside wall. Mr. Olivier commented it is giving the people freedom to do what they want inside their store, and Chairman Hodges commented it allows the people freedom to run the insides of their stores as they wish. Mr. Meisel did not feel they should be allowed to control the aesthetics. The Board discussed there could be limitations, the Chairman suggested, and Mr. Martin asked how it could be enforced. If this were to be done, updated wording needs to be formulated clearly redesigned. The Chairman suggested limiting the size to 3 sq. ft., 3 signs total and 3

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colors. Mr. Snieckus would work on this and present to the Board.

Secondly, the Memo continued, as to a LEED Initiative, standards can be referenced and encouraged to promote the objectives in the site plan and subdivision review process.

Mr. Snieckus continued, offering zoning considerations as initial recommendations to regulate renewable energy systems for inclusion as recommendations for the Master Plan Re-examination. These included Solar Energy Systems and Wind Energy System, which he discussed in detail. Board comments followed. Mr. Martin made suggestions of less than 12 inches height from a structure's rooftop for the solar energy equipment.

Mr. Snieckus discussed his Memo RE: CBD/SPE, CBD, CO and O Districts above, referring to Pages 4 and 12 to reconfirm the recommendations and answer any questions. Ms. Costello had a question about owner-occupancy percentage in a mixed use situation, which was addressed. There were none further. This would be reviewed further next month. Mr. Martin recommended waiting for the completion of the census to finalize so the Master Plan includes this data. Mr. Snieckus explained this uses the 2010 data. Size of lettering, permitting 12" maximum height, was discussed on Page 7, following by a Hanging Sign Illustration, permitting 6'8" off ground and 12' maximum height.

RW & LM Zones were discussed next as updated 8/23/11 - leaving H, HSO for next month. Mr. Snieckus pointed out that Page 6 was updated as to clarification of outdoor storage provisions, which must conform with area defined and completely screened in with approval of a site plan, with specifications that include, but not limited to impervious coverage, setbacks, height.

Mayor Birkner reported on the upcoming Hurricane Irene, informing everyone that the Borough of Westwood, Office of Emergency Management has met and prepared an action plan, and they are prepared for the worst case scenario of Hurricane Irene. United Water issued a release to lower the water levels to protect the dam, and tomorrow an emergency hurricane meeting will be scheduled. The Mayor said he wanted to make sure the residents knew the Borough is set up for evacuation procedures

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and will have the Community Center available for shelter of evacuated residents. Pets are also welcome but they ask that people bring a crate for when they are not accompanying their pets. There would be information on the website. People should take precautions to make sure their roof drains are cleared and lawn furniture is secured and that all meds are filled. The Fire Department has great expertise in emergency situations and will be available during the storm. Approximately 12" of rain is expected.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:15 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary