

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
September 22, 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
William Martin (arrived 9:15 p.m.)
Philip Cerruti
Daniel Olivier
Councilwoman Cynthia Waneck
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)
Mayor John Birkner (excused absence)
Thomas Constantine

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5. **MINUTES:** The Minutes of 8/25/11 were carried to the next meeting. The 9/8/11 meeting was canceled.

6. **CORRESPONDENCE:**

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

2. **Memo from Burgis Associates, dated 9/6/11 RE: Greentree Developers, Rainbow Academy Childcare Center;**

3. **Letter from John J. Lamb, Esq. dated 9/8/11 RE: Application for Certificate of Need by HUMC-North - Informative overview by Westwood Taxpayers Alliance; Brief comments by John J. Lamb, Esq.;**

7. **RESOLUTIONS:** None

8. **VOUCHERS:** The Board approved Vouchers totaling \$9,221.00, on motion of Mr. Olivier, seconded by Mr. Doell 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:

(a) Memo of Ed Snieckus, Burgis Associates, dated 7/29/11, updated 9/15, RE: Sustainability Issues;

Changes to FAR Recommendations - it was recommended that the Borough Code include exemptions that seek to promote the use of sustainable construction and methodologies, such that these energy saving techniques are not unduly penalized in comparison to conventional construction.

A recommendation was to measure the floor area ratio from the interior edge of the exterior wall of the building. A second recommendation is to exempt an increase in the extension of the thickness of an existing exterior wall into a setback

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requirement up to 12" to permit the application of exterior insulation systems.

Further, with respect to *rating systems, based off the LEED certification model, along with other such as NAHG and Energy Star*, it was recommended that they can be referenced as a means by which the Borough can encourage these objectives in the development review process.

Next *maximum height for solar energy equipment* was recommended: 12" max from roof surface in the R1, R2 and R3 zones; 36" in all other zones. Height of equipment is exempt from building height measurement.

As for *ground mounted solar energy panels*, they may be considered as a conditional use with standards, a maximum height should be established, and a re-vegetation should be required when use is terminated. Building wall mounted solar panels are permitted only in SC, RW, LB1-3, LM, HSO and H zones.

Wind Energy Systems was updated to add consideration should be given to limiting the size in specific zones.

(b) Memo of Ed Snieckus, Burgis Associates, dated 4/7/11, updated 9/15/11, RE: CBD/SPE, CBD, CO and O Districts Analysis;

Mr. Snieckus reviewed the additions and changes to his Memo as discussed and highlighted.

In the section *Neon Signs should be prohibited, with regard to an LED sign* it was clarified that there shall be a maximum of 3 such signs at any one premise.

In the section, *Hanging perpendicular signs to a building façade*, the following clauses were added: (3) Perpendicular hanging signs permitted herein shall not be illuminated, oscillating, moving, neon or have a similar effect; and (14) Hanging signs shall be tethered to safely limit the sway of the sign.

(b) Memo of Ed Snieckus, Burgis Associates, dated 6/3/11, updated 9/15/11, RE: H, HSO, RW and LM Districts Analysis;

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Mr. Snieckus presented the changes, including the *outline of the bulk criteria for the H and HSO zones*. Existing Zoning Regulations were displayed and uses currently permitted outlined therein. The HSO zone permits medical and professional offices. The Board should determine whether termed outpatient ambulatory care or surgical centers are to be permitted under the definition of these uses.

The report outlined *outdoor storage areas be added as an accessory permitted use*. Under that topic, the storage of waste as outdoor storage is not permitted except in accordance with applicable solid waste and health code requirements.

There were no questions from the Board. The matter was opened to the public for questions. Mr. Lamb, attorney for the Westwood Taxpayers Alliance, came forward and commented.

Mr. Snieckus would present some of the draft documents for the next meeting. He discussed having a public meeting possibly in November.

Mr. Martin arrived at approximately 9:15 p.m. A final recap of the discussions took place. There were no further questions, comments or discussions.

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

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary