

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
SEPTEMBER 24, 2015**

APPROVED 10/22/15

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 Public 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. ROLL CALL:

PRESENT: Mayor John Birkner
Daniel Olivier, Vice Chairman
Robert Bicocchi, Councilmember
William Martin
Richard Bonsignore
Ann Costello
Keith Doell (Alt. #1)

ALSO PRESENT:

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

ABSENT: Thomas Constantine (excused absence)
Jaymee Hodges, Chairman (excused absence)
Yash Risbud (Alt. #2) (excused absence)

Daniel Olivier, Vice Chairman, chaired by meeting. He thanked the Board for appointment as Interim Vice-Chairman. He listened to the C/D's of the 8/27 & 9/10/15 meetings.

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4. MINUTES: The Minutes of the **9/10/15 meeting was approved** on motion made by Councilman Bicocchi, seconded by Mayor Birkner, and carried unanimously on roll call vote.

5. CORRESPONDENCE: None

6. RESOLUTIONS:

1. LB3 Zone Correction to Definition - The Board Attorney read the Resolution of Approval into the record. There were no further questions, comments or discussions. A motion for approval was made by Ann Costello, the sole member present eligible to vote. The Board attorney advised a second to the motion was not necessary. On roll call vote, Ms. Costello voted yes. The motion carried.

7. PENDING NEW BUSINESS: None

8. VOUCHERS: \$2,218.75 - A motion to approve Vouchers totaling \$2,218.75 was made by Keith Doell, seconded by William Martin 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.

1. Lipkin, 345 Old Hook Road, Block 2103, Lot 2 - Sign and Generator Variance - Andrew Kohut, Esq. represented the applicant and presented the application for two free-standing signs and a generator. Applicant wanted to forego the wall sign for the two monument signs. They are proposing two monument signs, at each entrance to the site, Old Hook Road, and Bergenline Avenue, where one is permitted, requiring a variance. An emergency generator was also proposed in the front yard for lack of room in the side yard, and less than 15' away from the building, which will also require variances. There is also a minor variance for impervious coverage. A waiver is required for a topographical survey.

Ed Snieckus provided a Memo dated 8/20/15 and reviewed the variances stated. A landscaping plan would be provided for Mr. Snieckus' approval. Mr. Raimondi did not have an issue with the waiver for the topographical survey. A motion for approval of

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the waiver was made by William Martin, seconded by Robert Biccocchi and carried.

Brian Heytink, Project Manager, from Kulick Development, and Bill Miller from Fastsigns, the sign company in Upper Saddle River, were sworn in and testified. The property in question consisted of an old dilapidated building, and they renovated the entire building and added landscaping. It is night and day from 14 months ago. The Before and After handout was marked Exhibit A1, and the Generator and Signage handout was marked A2. The South side has all parking spaces, including handicapped, and the East side is limited for space. To put the generator there would be encroaching on the property line. The West side is the best place. There is an extensive aquarium, which would also suffer if there was a loss of power. Everything would be screened and the landscaping plan would be submitted for Mr. Snieckus' approval. The doctor put in a substantial amount of money into the outside of the building. It is difficult to see a wall sign on the building. Mr. Miller described the 24 sf sign.

Mr. Raimondi submitted a report dated 8/18/15. He inquired about the size of the sign and lettering in detail. This should be shown on the plan. Mr. Miller stated they produced layouts for the doctor, but not a final version. Mr. Raimondi noted a design was proposed on Mr. Eichenlaub's plan. Attorney Kohut explained it was submitted to be able to measure the size of the lettering. Mr. Raimondi advised it cannot be read. The Board should be getting plans for the sign they want to put up, not what the Board proposes. Mr. Martin commented we are here to approve the sign, so it needs to depict exactly what is on the plan, or the Zoning Officer will send them back to the Board. Mr. Kohut said it is 3" lettering. Mr. Raimondi reviewed the exhibit Generator and Signage for ground lights, which were proposed on both sides, Old Hook Road and Bergenline Avenue. Mr. Raimondi asked Mr. Heytink for the size of the generator, which he responded 4' x 9', and suggested putting the generator in the back in one of the existing spaces so as not to move the gas line and electric. Mr. Heytink said they would rather not lose the parking spot, and it would be harder for cars to maneuver and would require more work.

The matter was opened for questions. Mr. Doell asked why not put the generator on the East side. Mr. Raimondi answered

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there is not enough room. It's a 10' side yard, but they already have air conditioning and shrubbery. If you put it sideways, it is 4', but you have to open the doors and you would need another variance. That's why he suggested the parking space. Ms. Costello asked if they could install a smaller generator. Mr. Heytink responded the generators come in standard sizes, and this is the size for what they need for the entire building. Mr. Martin asked if they will have a sign on the building. Mr. Heytink stated they would forego the sign on the building for two ground signs. How will patients know where to go, Mr. Martin asked. Mr. Heytink stated they have lettering on the main door. Mr. Miller said it is very obvious. Mr. Heytink said there is also a pediatric dentist, which signage would be on that door. Mr. Snieckus commented there appears to be appropriate screenage and reviewed the lighting. Ms. Costello asked for the exact distance from the building. Mr. Eichenlaub would respond. There were no further questions from the Board and none from the public.

Richard Eichenlaub, RL Engineering was sworn in and accepted. Mr. Eichenlaub testified as to his plan dated 7/20/15. The details of the signs were show on the plan. There are four colors on each sign. There is also a generator with generator pad shown. There would be a gas line into the generator. It is approximately 2' off the building. The place they were originally going to install it in is the right-of-way. One waiver was from the topographical survey, which was approved and no issue, and there were no changes in grading. The doctor has supplemented the planting with numerous mums, and there would be seasonal plantings. Construction details could be added to the plan if required. Mr. Eichenlaub stated they have sign details, which he could put on the plan. Mr. Snieckus commented on the lighting of the signage on Old Hook and would it be beneficial to move the sign to the western entrance where there is more room. Mr. Kohut stated his client would have no issue. Mr. Raimondi had no issue. Mr. Snieckus suggested lighting there. Mr. Raimondi commented there may be a problem with the shrubbery. Mr. Snieckus asked for it to be 3' from the building, and they had no problem. Mr. Doell commented usually there are minimum distances per the manufacturer. Mr. Raimondi asked Mr. Eichenlaub to confirm 41.3' from the street to the generator as shown, and he would have 1.3' to move it forward. Mr. Eichenlaub said they would have to comply with Code when they apply for the building permit. Because it is an accessory

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structure, Mr. Snieckus stated they should submit the location to the generator from the structure. Ms. Costello expressed concern with gasses and the line of the generator being right under the soffit. Mr. Martin asked if it was vented. Mr. Heyting said no, but explained the soffit is not blocking it. There should not be any concern. Mr. Olivier commented it would have to be to Code. Mr. Doell commented it would have to comply with the instructions, and he feels it could be placed on the side between the condensers, and it probably doesn't need to be that big. There were no further questions, and none from the public. The Chairman commented he was satisfied.

In closing, Mr. Kohut thanked the Board for hearing the application in finalizing the last two pieces and asked for an approval. A motion for approval was made by William Martin and seconded by Mayor Birkner, with conditions as outlined by Mr. Snieckus and Mr. Raimondi, to be included in the Resolution. On roll call vote, all members voted yes. The Mayor and Board Members made favorable comments with their votes congratulating the applicant and welcoming them and their excellent project into the Borough of Westwood. It is evident that Dr. Lipkin takes great pride in his work, and this is exactly the type of business the Mayor sees coming into Westwood. Mr. Martin added it is a better zoning alternative and the benefits outweigh any detriments.

10. DISCUSSION:

Updates given by Steve Lydon, Burgis Associates, on behalf of Ed Snieckus, Burgis Associates:

1. COAH - Mr. Snieckus stated this was discussed in Closed Session last time, and is an ongoing litigation.

2. Streetscape - Mr. Snieckus gave an update that the section in question last time has been replaced. Mr. Olivier commented one block West he noted, at the center expansion joint, the pavement was lower on one end by the curb, and he expressed concern with water runoff when temperatures go below freezing. It may be a problem area. Mr. Snieckus will check for positive drainage.

3. Vertical Signage - Mr. Snieckus would come up with a sketch. The Mayor asked who was paying for it. Mr. Snieckus

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said the Chamber. Mr. Martin commented this may be information overload and questioned whether the Chamber really thinks this will enhance the down town.

4. Overnight Parking - Board Comments already forwarded to the Mayor and Council.

5. HUMC Emergency Room Groundbreaking Ceremony - Mayor Birkner commented he had the privilege of being in attendance at the Groundbreaking Ceremony at HUMC Emergency Room, and it was nice to see that the Planning Board had so much input and commended them for really great work. It is a wonderful addition and will be really very nice.

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

Respectfully submitted,

**MARY R. VERDUCCI, Paralegal
Planning Board Secretary**