

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
REGULAR PUBLIC MEETING  
March 24, 2016**

**APPROVED 6/9/16**

**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 Birkner  
William Martin  
Thomas Constantine  
Ann Costello  
Beth Dell, Councilmember  
Dan Olivier, Vice-Chairman  
Jaymee Hodges, Chairman  
Yash Risbud (Alt. #2)  
Keith Doell (Alt. #1) (arrived 8:07pm)

**ALSO PRESENT:**

Thomas Randall, Esq., Board Attorney  
Ed Snieckus, Burgis Associates, Board Planner\*  
Louis Raimondi, Board Engineer\* (\*departed 8:45pm)

**ABSENT:** None

The meetings of 1/28/16, 2/11/16, 2/25/16 & 3/10/16 were canceled due to lack of applications to process.

It was stated that the Westmack LLC application was moved to the Zoning Board due to the steep slopes variances.

(WWPB 3/24/16 Minutes)

The updated Board Terms list was received and would be distributed to the Board Members by the Borough Clerk.

Keith Doell was sworn in by the Board Attorney.

**4. MINUTES:** The Minutes of the **1/14/16 Reorganization Meeting** were approved on motion made by Thomas Constantine, seconded by Dan Olivier and carried unanimously on roll call vote. Keith Doell was not eligible to vote.

**5. CORRESPONDENCE:** As read

**6. RESOLUTIONS:** None

**7. PENDING NEW BUSINESS:** None

**8. VOUCHERS: \$1,162.50** - A motion to approve Vouchers totaling \$1,162.50 was made by Dan Olivier, seconded by Beth Dell 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. DISCUSSION:**

**1. Proposed Change to the Hospital Zone:**

**Proposed Change to Ordinance 16-08 - An Ordinance to Amend Article XIV, Chapter 195-128 H Hospital District, Zoning of the Borough of Westwood** - Ed Snieckus reported and gave an overview of the Ordinance sent to the Board by the Borough Clerk after first reading. The Board would look at whether it was consistent with intent of the Master Plan. This is for the addition of an accessory permitted use: (8) a Seasonal farmer's market or plant sales, subject to permitting regulations. This pertains to health in some respects. Mr. Martin expressed concern about the definition, stating it should be clear and confined to outside in the parking lot or an unconditioned space. Mr. Snieckus suggested adding "outdoor", and it is subject to regulations. Ms. Costello expressed concern that this might become a flea market. Mr. Martin said if it gets too big, it could hurt our downtown.

(WWPB 3/24/16 Minutes)

Mr. Snieckus advised he would be sure to identify the Board's concerns in a memo. Mr. Martin suggested drafting a definition of seasonal farmer's markets and added. Chairman Hodges commented there might be two markets going on at once. The Mayor commented there are many areas that should be addressed. The hospital is anxious to have the market and is subsidizing it. Mr. Doell questioned if the days and times would be specified. Mayor Birkner discussed a possible trial period. Mr. Martin asked Mr. Snieckus if perhaps the Moskowitz book might have a sufficient definition.

Chairman Hodges commented it could be done under a trial for a one-season period. This would have to go back to the Council. If everyone is in agreement, Mr. Snieckus could give the verbiage to the Council for their worksession. The wording was already approved by the Council, Mr. Snieckus noted, so if any substantive changes, it would have to be reintroduced. Some wording could be administrative. Attorney Randall gave legal comments. The Board directed Mr. Snieckus to discuss this with the Borough Attorney and advise the Board approves recommending it for the Council to move forward with the Ordinance change. There were no further questions, comments or discussions.

The Chairman called for a motion. A motion to approve recommending the ordinance amendment to the Governing Body with the change adding the word outdoor as a clarifier and that the Council proceed with its adoption was made by William Martin and seconded by Ann Costello. On roll call vote, all members voted yes.

**CLOSED SESSION** - A motion to go into Closed Session was made by Thomas Constantine, seconded by Dan Olivier and carried.

**2. Appointment of Board Engineer and Report of Committee - dicussed in Closed Session.**

**RETURN TO OPEN SESSION:**

A motion to return to Open Session was made by Thomas Constantine and seconded by Dan Olivier.

**APPOINTMENT OF BOARD ENGINEER:**

A motion to appoint **LOUIS A. RAIMONDI as Board Engineer** was made by Dan Olivier and seconded by Keith Doell. On roll call vote, all members voted yes.

(WWPB 3/24/16 Minutes)

**3. Burgis Associates Authorized to Work on Housing Plan -**  
A motion authorizing Burgis Associates to do the work for the Housing Plan for 2015 was made by William Martin, seconded by Yash Risbud and carried unanimously on roll call vote.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 9:00 p.m.

**Respectfully submitted,**

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