

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
DECEMBER 17, 2015**

APPROVED 1/14/16

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 John Birkner
Jaymee Hodges, Chairman
William Martin
Richard Bonsignore
Thomas Constantine
Ann Costello
Keith Doell (Alt. #1)
Yash Risbud (Alt. #2)

ALSO PRESENT:

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

ABSENT: Robert Bicocchi, Councilmember (excused absence)
Daniel Olivier, Vice Chairman (excused absence)
Keith Doell (excused absence)

4. MINUTES: The Minutes of the **12/3/15** were carried to the next meeting.

5. CORRESPONDENCE: None

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6. RESOLUTIONS:

1. 142 Westwood Avenue & 301 Center Avenue - Block 808, Lots 3, 10, 16 & 17 - Board Attorney Randall read the Resolution of Approval into the record. A motion for approval was made by Thomas Constantine and seconded by Ann Costello. There were no further questions, comments or discussions. On roll call vote, William Marin, Thomas Constantine, Richard Bonsignore, Ann Costello, Yash Risbud, and Jaymee Hodges voted yes. Mayor Birkner was not eligible to vote.

After approval of the Resolution, Mr. Lamb advised at the end of the application it came to his attention that Farmhouse Restaurant wanted to put up a pergola, so he wanted to submit an amended application, by way of a letter amendment in lieu of notice. Mr. Martin commented he is a firm believer of keeping things simple and questioned whether Mr. Marini was presented with this. There was just a canvas over this and no violations of the setback, Mr. Meisel explained. Mr. Randall advised and stated the Board has no jurisdiction, and they are not ruling on this. If it is a just a construction issue, the Board does not have jurisdiction. Mr. Meisel stated this is just the outdoor space for dining, and they want a pergola instead of the umbrellas. As long as there was no roof, it was noted that Mr. Raimondi and the Board had no objections.

Separate comments:

Mr. Meisel requested to address the Board and Mr. Bonsignore, as this is his last meeting. He stated Mr. Bonsignore was always a huge help for many years on the applications. We are all here to make Westwood better, and we are all better because of Mr. Bonsignore's years as Chairman, and he thanked him.

Chairman Hodges addressed the Board as to an item to consider, requesting Mr. Bonsignore's input before departure. He requested guidance as to apartments above stores in the CBD Zone. Mr. Meisel gave input as to the history of this. There had been increased demand for office and retail on the second floor, with a concern about apartments and slumming, he said, at a time when there were six trains a day. Now we have 26, and the spaces above the stores is better suited for apartments and commuters. Mr. Bonsignore stated as much as commuters do not

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generate parking, they have guests that do, but probably not enough to make an impact on parking. He thought it was a good idea, but it became old fashioned. It is an evolution, and he could see it being done again today. They would probably not generate low income groups that would change the visual environment, as was the concern in the past. The apartments will be beneficial to the people who own the buildings.

Chairman Hodges commented he figured Mr. Bonsignore would have valuable comments, input and direction, due to his many years of experience, and we should have positive input. This would be discussed further. The Chairman noted Mr. Bonsignore would be sorely missed by everyone. Mr. Bonsignore commented it has all been a very happy and positive journey, which he enjoyed and never considered work. There have been procedural changes of late he had not agreed with, but that is incidental. He was pleased to serve the community in which he lives. This Board maintains its reputation around the County, and should keep up the good work.

Mayor Birkner commented the time served by the former Chairman spans across five decades, with many changes, guided and lead by people with instinct and professional knowledge as from Mr. Bonsignore. He played an important role in shaping Westwood in what it is today, with the vision and foresight of how important it was. Such an example was Westwood House and COAH. There was a huge foresight with Mr. Bonsignore's involvement. This will go on for decades. The Mayor thanked Mr. Bonsignore personally for learning so much more from him than he possibly could have otherwise.

Mr. Bonsignore heartfully thanked all the Board Members. He never thought of himself as the design thrust of the community. He truly appreciated the unexpected wave of compliments. Chairman Hodges requested his presence in attending the Borough's Reorganization Meeting in January.

Mr. Meisel and Mr. Lamb departed.

7. PENDING NEW BUSINESS/OLD BUSINESS:

Old Business:

- 1. Brussa, 56 Cypress Street, Minor Subdivision (signatures needed on Subdivision Deed)** Jaymee Hodges read letter

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from applicant's attorney, Mr. Maloof, requesting signatures on the Subdivision Deeds, stating Mr. Raimondi had no objections to the metes and bounds description and proposed Deeds. Louis Raimondi confirmed, but did not see the signed and sealed copies of same. Chairman Hodges noted they are in the file.

8. VOUCHERS: A motion to approve Vouchers totaling \$3,012.50 was made by William Martin, seconded by Ann Costello, and carried unanimously on roll call vote.

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS: NONE
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

10. DISCUSSION:

No comments

1. COAH;
2. Streetscape;
3. Vertical Signage;
4. Overnight Parking.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 8:40 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary
