

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/PUBLIC MEETING
April 10, 2008**

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 Worksession/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. ROLL CALL:

PRESENT: William Martin
Otokar von Bradsky
Thomas Constantine
Mayor John Birkner (arrived 9:00pm)
Ann Costello, Vice-Chairwoman
Councilwoman Cynthia Waneck
James Schluter
Robert Bicocchi
Richard Bonsignore (Alt. #1)
Daniel Olivier (Alt. #2)
Jaymee Hodges, Chairman

ALSO PRESENT:

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

ABSENT: None

Mr. Bicocchi stated he listened to the tape of the 3/27/08 meeting and signed a certification.

4. MINUTES - The Minutes of 3/27/08 were carried to the 4/24/08 meeting on motion made by Mr. Martin, seconded by Ms. Costello and carried unanimously.

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5. CORRESPONDENCE:

1. Letter from Boswell Engineering RE: Improvements to Ketter Elementary School;
2. Letters dated 3/25/08 & 3/31/08 from Louis Raimondi RE: GMKC and Misha applications
3. Letter from Westwood Ambulance Corp. RE: Annual Carnival from 7/22-7/26/08. A motion for approval was made by Ms. Costello, seconded by Mr. Constantine and carried unanimously on roll call vote.

6. VOUCHERS: None

7. RESOLUTIONS: None

8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in

1. **Mr. & Mrs. Misha, 266 Fourth Avenue - Subdivision -**
Scheduled for 4/24/08;

2. **Old Hook Road, LLC - Industrial Occupancy/Office -**
Scheduled for 4/24/08;

3. **GMKC Investments LLC, 75 Bergen Street, Block 1407, Lot 11 - Subdivision - Ed Snieckus, Burgis Associates was recused, being a property owner within 200'. The Board did not require a substitute planner at that time.** Scott L. Berkoben, Esq. represented the applicant, stated there were no variances being sought. Mr. Raimondi's report dated 3/24/08 was written prior to any plot plan being submitted. His 4/9/08 report stated this would be a minor subdivision, and the two, new lots would be conforming; individual plot plans would have to be submitted to the Building Department. Mr. Raimondi commented he received the Minor Subdivision Plan dated 8/17/07 by Vincent Mano, which is basically the subdivision map.

Questions by the Board followed. Mr. Martin questioned why the architect was present when they did not have architectural plans. Mr. Berkoben stated their engineer would appear, and the architect was a liaison between the owner, attorney and engineer. He assisted in the preparation of the application. Ms. Costello asked if they would be taking out the pool, and the

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response was yes. Mr. Martin suggested moving the house closer to the side. Mr. Bonsignore commented regarding voting just on the subdivision. Councilwoman Waneck inquired about any tree removal. Mr. Bicocchi expressed concern for the corner house.

The matter was opened to the public on motion of Mr. Constantine and seconded by Mr. Schluter and carried on roll call vote. The following persons came forward with questions and concerns regarding traffic, cars and aesthetics, expressing they were not in favor of the application: Chris, 182 Roosevelt Avenue, Bob Malvese, 92 Bergen Street, Beth Staples, 17 Roosevelt Avenue, Penny Wirth 60 Bergen Street, and Patricia Kilbride, 63 Bergen Street. Any Concerns regarding too many vehicles should be directed for the Zoning Official, as it is an enforcement issue and does not come under the jurisdiction of the Board. There were no further questions. A motion to close was made by Mr. Constantine, seconded by Ms. Costello and carried unanimously.

The matter was carried to the 5/22/08 meeting. Applicant is to renotece.

9. DISCUSSIONS:

Pascack Valley Hospital Sale - Update by Mayor Birkner.

Mr. Constantine thanked Mr. Raimondi for the investigation into the bridge in the Misha application, as he commented at the last meeting. He would check with the Board of Education to see if it would be feasible because it may interfere with bus routes. He would not be at the next meeting, but it would be discussed in his absence.

10. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 9:22 p.m.

Respectfully submitted

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