

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
WORKSESSION/REGULAR MEETING
March 12, 2009**

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: Mayor Birkner (8:19 pm)
Otokar von Bradsky (8:15pm)
William Martin
Richard Bonsignore
Councilwoman Cynthia Waneck
Jaymee Hodges, Chairman
Philip Cerruti (Alt. #1)
Daniel Olivier (Alt. #2) (8:02 pm)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Steven Paul, Esq.

NOT REQUIRED TO BE PRESENT:

Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, PELS, Board Engineer

ABSENT:

Thomas Constantine (excused absence)
Ann Costello (excused absence)
James Schluter, Vice-Chairman (excused absence)

4. MINUTES: The Minutes of **2/26/09** were held for the public meeting on 3/26/09 on motion made by William Martin, seconded by Richard Bonsignore and carried

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5. CORRESPONDENCE:

1. Letter dated February 27, 2009 from B.C. Soil Conservation Re: DLZ Realty, 373 Kinderkamack Road;

2. Letter dated February 24, 2009 from Boswell McClave Engineering Re: NJDEP Treatment Works Approval in vicinity of Kinderkamack Road and Westwood Ave.;

3 Letter dated February 26, 2009 from Boswell McClave Engineering Re: NJDEP, Freshwater Wetland General Permit Application

4. Registration for NJLM Educational Foundation's 2009 Housing Summit;

5. Letter dated February 28, 2009 from Fox Rothschild Re: Wachovia;

6. Registration for the 2009 Annual Land Use Committee Symposium;

7. Planning Board Roster;

6. RESOLUTIONS:

1. Ruth Risman, 701 Broadway, Block 701, Lot 7 - LB Zone Application for Commercial Tenant Approval (Chinta's Dry Cleaners) - Thomas Randall, Esq. read the Resolution into the record. A motion for approval was made by Richard Bonsignore and seconded by William Martin. There were no further questions, comments. On roll call vote, William Martin, Richard Bonsignore, Philip Cerruti, and Jaymee Hodges voted yes.

2. Ruth Risman, 701 Broadway, Block 701, Lot 7 - LB Zone Application for Commercial Tenant Approval (Ultimate Garage, Inc.) Thomas Randall, Esq. read the Resolution into the record. A motion for approval was made by Richard Bonsignore and seconded by William Martin. There were no further questions, comments. On roll call vote, William Martin, Richard Bonsignore, Philip Cerruti, and Jaymee Hodges voted yes.

7. VOUCHERS: None

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8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in

1. Diamond Financial LLC - Block 2001, Lots 38, 39 & 46, Jones Street, Alvin Street - Subdivision - Carried to the next meeting; The Board discussed whether to keep them on the agenda or not. Mr. Snieckus stated there were going to revise the plans. Since that time, we have not received any information from the applicant and are still awaiting revised plans. The application was deemed incomplete, so the time clock has not start running. Mr. Snieckus said he could reach out to them by phone or issue a formal letter requesting a status update. Ms. Wanner read from the 2/12/09 Minutes that the application was incomplete. It was also noted there was an escrow deficiency. A motion to carry the matter to 3/26/09, and that Ed Snieckus copy the applicant for status and forward to them the escrow deficiency notice.

2. Oak Realty Associates, 354 Old Hook Road, Block 2210, Lot 4 - Application for Site Plan and Variance Approval - Applicant not present; Report dated 3/10/09 received from Ed Snieckus, who stated he just received the information on Monday and would address the matter only for completeness. The checklist was missing. Applicant is to reconfigure the existing on site parking lot and provide additional spaces. It is actually major site plan. Mr. Raimondi did not have a report because the matter was incomplete. The application would be held for until the applicant was present and would be kept on the 3/26/09 agenda.

9. DISCUSSIONS:

1. Ed Snieckus reported that the COAH Housing Plan was deemed complete. There is a 45-day review period for any objection to be filed with COAH, but he does not see any reason for that.

2. Mayor Birkner reported he was in contact with the Hackensack Riverkeeper regarding having the Planning Board and Zoning Board attend a program surrounding C1 Waterway Designations. It is an educational program, he explained, and one of the goals of the Mayor and Council over the past year was to address flooding and coordinate their efforts with the other

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Pascack Valley municipalities in a joint effort. The invitation from Riverkeeper would also be extended to those municipalities.

3. Discussion regarding the wall, which Mr. Zampolin stated they are ready to take down, and Mr. Martin stated another wall is being put up.

4. Mayor Birkner stated he is in the process of having the Board Members added to the Borough's email accounts.

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

Respectfully submitted

MARY R. VERDUCCI, Paralegal
Planning Board Secretary