

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
September 25, 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: Mayor Birkner (arrived approx. 9:28 pm)
William Martin
Otokar von Bradsky
Robert Bicocchi
Thomas Constantine
Jaymee Hodges, Chairman
Ann Costello, Vice-Chairwoman
Councilwoman Cynthia Waneck
James Schluter
Richard Bonsignore (Alt. #1)
Daniel Olivier (Alt. #2)

ALSO PRESENT:

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

ABSENT: None

Dan Olivier stated he listened to the tape of the 8/14/08 meeting and singed a Certification. William Martin stated he will listen to the tapes of the meetings he missed.

4. MINUTES - The Minutes of 8/14/08 and 8/28/08 were approved as amended on motions made, seconded and carried.

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5. CORRESPONDENCE:

1. Memo dated 9/5/08 from Borough Clerk RE: Property Owners Lists;
2. Letter dated 9/10/08 from Burgis Associates RE: Green Acres Grants Application for Westdale Park;
3. Letter dated 9/5/08 from Fox Rothschild RE: Proposal of a Parking License RE: 11 Madison Avenue;
4. Fax dated 9/11/08 from Fox Rothschild RE: 11 Madison Avenue;
5. Letter dated 9/11/08 from L. Scott Berkoben RE: GMKC;
6. Letter dated 9/18/08 from Old Hook Road, LLC, RE: 345 Old Hook Road, Site Plan Application - Gerald R. Growney, Jr. appeared requested the Board to approve a complete demolition of the entire existing building. There were major changes to the plan; the Board advised he must file a new, full application.

James Schluter stated he listened to tapes of the 7/24/08, 8/14/08 & 8/28/08 meetings and signed the Certification. William Martin listened to the tapes of the 7/24/08 & 8/1/08 meetings and signed the Certification.

6. VOUCHERS: Vouchers totaling \$593.75 were read into the record by the Chairman and approved.

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. GMKC Investments LLC, 75 Bergen Street, Block 1407, Lot 11 - Subdivision - (Ed Snieckus, Burgis Associates recused; David Spatz, Community Housing Develop to act as Substitute Planner) - (Heard 6/12/08, 7/24/08 & 8/14/08) - Carried to the 10/16/08 meeting at request of applicant;

2. Dr. David Goldberg Child Care Center from Puccio, Carver Avenue, Block 2110, Lots 10 & 11 - Revised Site Plans received 9/17/08) - Site Plan w/variances (William Martin recused) - William Martin recused himself and stepped down from the dais. Jared Lans, Esq. represented the applicant and continued from the prior hearing. He addressed an issue with respect to the spot elevations in the architectural plans. Mr.

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Lans distributed those revised plans reflecting same. The revision date on the architectural plans was 9/18/08, and on the engineering drawings was 9/16/08.

Richard Eichenlaub, Engineer, continued under oath and described the changes to the plans. Parking spaces 20 & 21 are now designated employee parking only. There was a request to add a sidewalk along the westerly side of Carver Avenue for the corner of Van Buren Avenue to the exit drive. There would be 66.4% impervious coverage. They checked with the DPW as to any laterals or spurs and there were none, so they would be installing a sanitary sewer into Carver Avenue. Mr. Raimondi commented per his report dated 9/23/08 the only reason he mentioned stormwater runoff into Emerson was to avoid any controversies with a lawsuit. Mr. Eichenlaub gave details of the drainage system. Mr. Raimondi was satisfied with the changes to the plan. Mr. Snieckus commented per his report dated 9/24/08, that he was asking for the sidewalk on the opposite of Carver Avenue, and Mr. Eichenlaub had no problems with same. Also, he agreed to install evergreen shrubs in lieu of deciduous. Mr. Hodges asked if there were percolation tests performed, and Mr. Eichenlaub responded yes, ad it was percolating. There were no further questions of Mr. Eichenlaub.

Questions from the public followed. George Tomco, Westwood, raised a concern about how the property fared from Hurricane Hanna. There were no further questions

Gary Dean, Traffic Engineer, Dolan Dean Consulting Engineers, LLC, 792 Chimney Rock Road, Martinsville, NJ was sworn in, qualified and accepted. Mr. Dean submitted his report dated 9/25/08 and testified as to same. He and his staff conducted a traffic study during peak morning hours, observing vehicles arriving and escorting the children into the center. Based on the existing center and projected size of enrollment, they could forecast how much traffic there would be at the new facility. The traffic is measured for an hour and was measured between 7:30 & 8:30, 7:45 & 88:45 and 8:00 & 9:00 a.m. there were between 15 and 20 vehicles dropping off children, which are staggered over a 90 minute period. The traffic counts included the number of parents and the exact time of pick up and drop off. Traffic activity at the existing center showed relatively uniform patters with infrequent instances of parents arriving simultaneously. Here it is at the lower end of the spectrum.

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At peak morning hour 40 vehicles entered and 40 exited; at afternoon peak hours, 29 entered and exited. Traffic activity was very low. Graphs were attached to his report. As for parking 21 spaces are proposed; 24 are required. They applied the ratio of 2.2, representing the amount the enrollment is increased by. Mr. Dean stated the number of spaces provided and the traffic plan, would yield a safe and efficient traffic pattern to pick up and drop off children,

Mr. Raimondi questioned the witness, particularly with respect to potential truck traffic. Mr. Dean continued. Mr. Snieckus asked about stacking spaces. Mr. Dean said they provided seven stacking spaces onsite and four outside.

Applicant stated they have back to school night and chess meetings five times per year. It is not an issue. There are presently 45 children, but they could have 100. Also, they have many siblings, so there are fewer cars. Mr. Dean said stacking will not be a problem. Figure 2, Existing Pick-up Patterns, showed the number of vehicles arriving for pickup per hour. Mr. Raimondi noted there were overlapping time periods. Mr. Dean clarified between 3-4, 4-5 & 5-6, if you added up the vehicles, it would total 28 vehicles. They were staggered also. (Mayor Birkner arrived at 9:28 p.m.) Mr. Bicocchi had questions, commended him on his presentation and noted a garbage truck arriving during pickup. The applicant would address this. Questions continued. Mr. Hodges asked if there would be a negative impact with the school doubling its size. They are approaching a series of dead end streets and he feels through traffic would be modest, but it is up to the Board in its consideration. Mr. Snieckus' opinion was that the two street frontages would help dilute traffic. Mr. Raimondi asked if felt there would be a conflict with outbound traffic, and Mr. Dean felt traffic would operate safely. They are fairly low intensity uses.

The matter was open to the public for questions of Mr. Dean. Dan O'Brien, owner of electrical contracting company on Carver Avenue, asked if he considered walk-ins, and the count was five. Frank Bruno, 21 Van Buren Avenue, appreciated his testimony and background and had questions regarding traffic, such as speed limits, parking zones and schedules of the children coming off the bus. Applicant stated at 3pm children

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in the center are sleeping when the children are coming off the bus.

The Revised Architectural Plans were marked Exhibit A1, the Revised Engineering Plans were marked A2 and Mr. Dean's report was marked Exhibit A3, all with today's date.

Mr. Lans requested to continue at the next meeting with testimony of the planner, but and would not be bringing back the witnesses. Mr. Randall announced this for the public in case there were any more questions. The matter was carried to 10/16/08.

A motion to go into Closed Session to discuss pending litigation was made by Mr. Biccocchi, seconded by Mr. Schluter and carried.

The Board went into Closed Session at approx. 10:00 p.m.

A motion to return to Open Session was made by Mr. von Bradsky, seconded by Mr. Constantine, and carried.

The Board returned to Open Session at approx. 10:50 p.m.

A motion to approve the Closed Session Minutes of 8/28/08 was made by Mr. von Bradsky, seconded by Ms. Costello and carried.

9. DISCUSSIONS:

1. Draft Open Space and Recreation Plan dated 7/8/08 by Ed Snieckus, Burgis Associates - Scheduled for 10/2/08.

2. The Mayor updated the Board on the Hackensack University Medical Center. Truro will be pulling out of the real estate portion, and the hospital plan is moving forward in a very strong fashion. The emergency room will open on 10/1/08. On 10/13/08 at 1130 a.m. there will be an official Ribbon Cutting with a health fare and rally for the Certificate of Need.

3. Mr. Snieckus updated the Board on the Green Acres Grant Application for Westdale Park as stated in above correspondence from his office. A motion for approval of the

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Resolution was made by Mr. Constantine, seconded by Costello and carried unanimously on roll call vote.

10. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 11:05 p.m.

Respectfully submitted

MARY R. VERDUCCI, Paralegal
Planning Board Secretary