

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/PUBLIC MEETING
May 8, 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: Robert Bicocchi
Otokar von Bradsky
Thomas Constantine
Ann Costello, Vice-Chairwoman
Councilwoman Cynthia Waneck
James Schluter
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: Mayor Birkner (excused absence)
William Martin (excused absence)

Mr. Constantine stated he listened to the tape of the 4/24/08 meeting and signed a certification.

4. MINUTES - The Minutes of 4/10/08 4/24/08 were held for the public meeting.

5. CORRESPONDENCE

(WWPB 5/8/08)

1. Memo to board dated 4/28/08 from Otokar von Bradsky;
2. Letters dated 4/17/08 and 4/25/08 from Louis Raimondi, PE, RE: Misha and 345 Old Hook Road LLC applications;

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 5/22/08;

2. **Old Hook Road, LLC - Industrial Occupancy/Office -**
Scheduled for 5/22/08;

3. **GMKC Investments LLC, 75 Bergen Street, Block 1407, Lot 11 - Subdivision - (Ed Snieckus, Burgis Associates recused)**
Scheduled for 5/22/08;

4. **390 Old Hook Road Associates, Block 2207, Lot 15- Minor Site Plan with Variance (worksession)-** Katie Holden, Esq. represented the applicant. Mr. Snieckus submitted a report dated 5/8/08, stating the application is for an emergency generator installation on an 8-1/2' x 14' concrete pad on the western side of the building just South of the existing air conditioning units. The variances included impervious coverage, location in front yard and minimum separation from building. Mr. Raimondi prepared a report also, but it had not yet reached the Board. He indicated he had the same comments, but questioned whether there would be a safety feature in case someone got in and tampered with it, as they could get electrocuted. Also, with respect to the fuel tank, he asked if any consideration was given to natural gas, and if any other location on the site for installation of this was considered. Board comments followed. Mr. von Bradsky also expressed concern about the fuel. Mr. Hodges commented he preferred diesel instead of gas, because the generator could be smaller in size to power up. Ms. Holden stated it would be used by Westwood Dermatology and others in the building. There were no further questions or comments at that time. The matter was scheduled for 6/12/08.

(WWPB 5/8/08)

9. DISCUSSIONS:

Mr. von Bradsky was thanked for providing the figures concerning the Musquapsink Bridge. Councilwoman Waneck reported she attempted to attend the recent Watershed Sewerage Project meeting for four towns in River Vale, but the venue had changed and she was not notified. She added that Westwood would have its own meeting in the future. Mr. Hodges inquired as to the status of the North Fork Capital One lighting. Ms. Waneck commented Mr. Huntington's letter did say something about a settlement, but she would find out the details and advise. Mr. Raimondi commented the last he heard, Mr. Huntington was working on it. Ms. Waneck also commented that Mr. Snieckus as going to look into Massage Envy. Mr. Snieckus indicated he contacted Ed Senkevich, and he would follow up with the landscaping and Mr. Strabone about the sign. Mr. von Bradsky asked if there was a firm date and time for Pascack Valley Hospital, and Ms. Waneck responded 5/14/08 at 8:00 p.m., in the Westwood Council Chambers. There were no further discussions.

10. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 8:45 p.m.

Respectfully submitted

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