

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
December 4, 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 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
William Martin
Otokar von Bradsky
Robert Bicocchi
Jaymee Hodges, Chairman
James Schluter
Daniel Olivier (Alt. #2)

ALSO PRESENT:

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

ABSENT: Thomas Constantine (excused absence)
Councilwoman Cynthia Waneck (excused absence)
Ann Costello, Vice-Chairwoman (excused absence)
Richard Bonsignore (Alt. #1) (excused absence)

4. MINUTES: 11/20/08 - Scheduled for 12/18/08 public meeting;

5. CORRESPONDENCE:

1. NJ Planner
2. Memo dated 12/2/08 from Karen Hughes, Borough Clerk
RE: Development Fee Ordinance;
3. Schedule of Meetings for 2009;

(WWPB 12/4/08)

6. **VOUCHERS:** None

7. **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) - Scheduled for the 12/18/08 meeting.**

2. **Borough of Westwood Housing Element and Fair Share Plan - 32 page report with attachments** prepared, and discussion by Ed Snieckus with power point presentation; Housing Element and Fair Share Plan document on file in Planning Board Office. Mr. Snieckus had given an overview of the draft at the 11/20/08 meeting. The growth share plan and COAH's rational are one and the same. Notice was given for this meeting of the Housing Element and Fair Share Plan, and this will become an element of the Master Plan. The Mayor and Council shall then certify it and send it out to COAH by 12/31/08 for review. They have 45 days and will send back a compliance report. The Bergen County Home Improvement Program has been providing assistance to Westwood residents. Mr. Martin requested Mr. Snieckus to give this presentation to the Zoning Board in January, and he agreed.

Mr. Snieckus continued. The analysis set forth in the 32 page report with attachments indicates the Borough continues to be entitled to a vacant land adjustment pursuant to the new third round rules. The data reveals there are less than 52.62 acres of vacant land in Westwood, and after adjusting for environmental constraints and related factors, only 5.57 acres of cumulative vacant developable acres remain in the Borough. This enables the Borough to seek an adjustment from the COAH-published 48 unit third round obligation, since the borough lacks sufficient suitable developable land to accommodate this additional development. The imposition of COAH's density standards for municipalities such as Westwood indicate that 5.57 acres would generate a need for 21 affordable housing units. This is based upon the municipal capacity "Worksheet C" adjustments. Mr. Martin said we are in good shape compared with other towns. Mr. Snieckus continued with his introduction, and moved on to Section I: Housing Element; Section II: Fair Share

(WWPB 12/4/08)

Obligation; and Section III: Fair Share Plan. Maps and Appendices completed the report.

Mr. Snieckus's presentation was complete, and the Board thanked him on a thorough and efficient plan and presentation. Mr. Martin commented on the map attachments. Mr. Snieckus will attend the meeting of the Mayor and Council on 12/9/08. There were no members of the public present, and no further questions, comments or discussions.

A motion to accept the document prepared by Burgis Associates with one correction on page 25 from Woodcliff Lake to read Westwood was made by William Martin and seconded by James Schluter. There were no further questions, comments or discussions. On roll call vote, all members voted yes, except Mayor Birkner, who abstained. The Resolution followed.

8. RESOLUTIONS:

1. Borough of Westwood Planning Board Resolution Adopting the Housing Element and Fair Share Plan dated 12/4/08 - Thomas Randall, Esq. read the Resolution of Approval into the record. A motion for approval of the Resolution was made by William Martin and seconded by James Schluter. There were no further questions, comments or discussions. On roll call vote, all members voted yes.

9. DISCUSSIONS:

1. 2009 Schedule of Meetings - Upon review, the Board directed the following change in schedule due to Passover Holiday: Change 4/9/09 to 4/16/09 and 4/23/09 to 4/30/09;

10. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 9:30 p.m.

Respectfully submitted

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