

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REORGANIZATION/REGULAR/WORKSESSION MEETING
JANUARY 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 Regular and 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
James Schluter
Mayor John Birkner
Councilwoman Cynthia Waneck
Ann Costello, Vice-Chairwoman
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: William Martin (excused absence)

4. REORGANIZATION MEETING:

NOMINATIONS FOR CHAIRMAN OF THE PLANNING BOARD:

Richard Bonsignore announced that for a number of years he has said he would be stepping down as Chairman, and this past year would be his last. He spoke briefly, stating he feels it is only right to afford others the chance. As an alternate, he

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requested to nominate and vote on the Board Members and Professionals. With that, he stated he would like to nominate Jaymee Hodges to serve as Chairman.

Thomas Randall, Esq. indicated he would be able to vote and requested a nomination for the position of Chairman of the Planning Board.

A motion to nominate Jaymee Hodges as Chairman of the Planning Board was made by Richard Bonsignore and seconded by Councilwoman Waneck. There were no further nominations.

Upon motion of Richard Bonsignore, seconded by Councilwoman Waneck, all in favor, none opposed, the Board closed the nominations for Chairman. On roll call vote, all members voted yes.

Mr. Hodges thanked Mr. Bonsignore for his years of service on the Planning Board. He further thanked the Board for its vote of confidence, stating he had very large shoes to fill.

NOMINATIONS FOR VICE-CHAIRMAN OF THE PLANNING BOARD

Chairman Hodges requested a nomination for the election of a Vice-Chairman:

A motion to nominate Ann Costello as Vice-Chairwoman of the Planning Board was made by Otokar von Bradsky and seconded by Richard Bonsignore. There were no further nominations.

Upon motion of Mayor Birkner, seconded by James Schluter, all in favor, none opposed, the Board closed the nominations for Vice-Chairwoman. On roll call vote, all members voted yes.

Ms. Costello thanked the Board and stated she looked forward to serve as Vice-Chairman. Councilwoman Waneck noted her dedication to historical preservation and the many classes she attends voluntarily and causes she supports that no one even knows about.

NOMINATIONS FOR APPOINTMENT OF RECORDING SECRETARY FOR THE PLANNING BOARD

Chairman Hodges requested a nomination for the appointment of a Recording Secretary:

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A motion to nominate Mary R. Verducci as Recording Secretary for the Planning Board was made by Richard Bonsignore and seconded by Robert Biccocchi. There were no further nominations.

Upon motion of Mayor Birkner, seconded by Councilwoman Waneck, all in favor, none opposed, the Board closed the nominations for Recording Secretary. On roll call vote, all members voted yes.

NOMINATIONS FOR APPOINTMENT OF ATTORNEY FOR THE PLANNING BOARD

Chairman Hodges requested a nomination for the appointment of an Attorney:

A motion to nominate Thomas W. Randall, Esq. as Attorney for the Planning Board was made by Robert Biccocchi and seconded by Ann Costello. There were no further nominations.

Upon motion of Richard Bonsignore, seconded by James Schluter, all in favor, none opposed, the Board closed the nominations for Attorney. On roll call vote, all members voted yes.

NOMINATIONS FOR APPOINTMENT OF PROFESSIONAL ENGINEER FOR PLANNING BOARD:

Chairman Hodges requested a nomination for the appointment of Professional Engineer for the Planning Board:

A motion to nominate Louis Raimondi, PEELS as Professional Engineer for the Planning Board was made by Otokar von Bradsky and seconded by Richard Bonsignore. There were no further nominations.

Upon motion of Mayor Birkner, seconded by Richard Bonsignore, all in favor, none opposed, the Board closed the nominations for Professional Engineer. On roll call vote, all members voted yes.

NOMINATIONS FOR APPOINTMENT OF PROFESSIONAL PLANNER FOR THE PLANNING BOARD:

Chairman Hodges requested a nomination for the appointment of a Professional Planner:

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A motion to nominate Burgis Associates, as Professional Planner for the Planning Board was made by Richard Bonsignore and seconded by Otokar von Bradsky. There were no further nominations.

Upon motion of Mayor Birkner, seconded by Ann Costello, all in favor, none opposed, the Board closed the nominations for Professional Planner. On roll call vote, all members voted yes.

ADOPTION OF 2008 MEETING DATES:

Upon motion of Councilwoman Waneck, seconded by Richard Bonsignore, all ayes on roll call vote, the Board adopted the 2008 Meeting Dates for the Planning Board as attached.

ADOPTION OF PROCEDURAL RULES & BYLAWS:

Upon motion of Mayor Birnker, seconded by Robert Bicocchi, the Board adopted its Procedural Rules and By-Laws for 2008. On roll call vote, all members voted yes.

SWEARING IN OF MEMBERS Board Members were previously sworn in at the Mayor and Council Meeting. The Board welcomed new member Thomas Constantine.

Councilwoman Waneck noted that Ingrid Quinn, Deputy Council Liaison was in the audience.

5. MINUTES - The Minutes of 12/20/07 were approved as amended on motion of Robert Bicocchi, seconded by Ann Costello and carried unanimously on roll call vote by those eligible to vote.

6. CORRESPONDENCE:

1. Letter dated 12/20/07 from Westwood Fire Prevention Bureau RE: Preferred Management, 25 Charles Street;

7. VOUCHERS: Chairman Hodges read the vouchers into the record. There were no questions, comments or discussions. A motion for approval of vouchers totaling \$5,013.75 was made by Mr. Bonsignore, seconded by Mr. von Bradsky and carried unanimously on roll call vote.

8. RESOLUTIONS:

1. **MNOS, LLC - 58 Bergen Street - Resolution of Denial**
Scheduled for public meeting 1/24/08

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9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in

1. Neelie Snewo, LLC, 166170 Center Avenue, Block 907, Lot 19 - Minor Site Plan - Scheduled for 1/24/08;

2. K-Mart, 700 Broadway, Block 104, Lot 5 - Sign Application - Richard Bonsignore recused himself and stepped down from the dais. Frank Rivellini, Esq. represented the applicant. He recalled they appeared previously with Martin Santini with respect to the signs. There was a laundry list of items that they have addressed, which he ran through: signed and sealed Elevation Plans were submitted and stated Garden "Shop" instead of "Center" to be consistent; the exact square footage to be provided; request for planters, which they put in front as shown by a diagram; operation of the store addressed as far as no trailers being used for storage space. He prepared a letter to Darren Blankenbush. Pallets would be stored in a fenced-in area. Chairman Hodges would request something from the Fire Official. Decorative planters would be provided. The Board asked that the architect sign and seal the plans for the signs. Mr. Cioffi will do this next week.

Questions from the Board followed. Mr. Hodges expressed concern with the drainage easement and is asking the property owner to clean it. Mr. Raimondi commended he believed that in the 1990's Resolution of Approval, the property owner was responsible for maintenance of the channel for the passage of storm water. Councilwoman Waneck said she would suggest putting seven planters. Ms. Costello commented it would be beneficial. Mr. Rivellini would have to include it on the plan. Mr. Rivellini said they would comply. Mr. Snieckus would submit speculations and soil suggestions. Mr. Raimondi commented he just wanted the signed and sealed plans, which are forthcoming, as represented by Mr. Rivellini. Mr. Hodges commented they would also need permission from the Fire Official for the dumpster.

They would carry to 1/24/08 at which time the remaining items would be submitted, and the Board would vote on the application. Mr. Rivellini would be in contact with Mr. Burgis and the Fire Official. No further notice was required, and any time extensions were granted.

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Mr. Bonsignore returned to the dais.

4. Mr. & Mrs. Misha, 266 Fourth Avenue- Subdivision - Jaymee Hodges recused himself and stepped down from the dais. Vice Chairwoman, Ann Costello, sat in for Mr. Hodges. Mr. and Mrs. Misha came forward with their attorney, Michael F. Rehill, Esq. They submitted revised plans dated 12/18/07. They were present in a worksession format. Mr. Rehill would send public notices for the hearing date. Mr. Snieckus distributed his Memo dated 1/9/08 as to the revised plans, stating that the applicant has revised the plans to address the recommended missing items, so the matter is now complete. It is a "C" variance application, with proposed development to subdivide the existing site into three new lots. The total lot size is 104,027 sq. ft (2.4 acres). Applicant proposes to create two new lots of 7,677 sq. ft. (.018 acre) each. Proposed Lot 2.02 appears to be constrained with steep slopes. The Musquapsink Brook runs along the rear lot line. A large area of Intermediate Resource Value wetlands, as well as flood hazard areas, occupy the rear and northern portions of the site. A Transition Area Waiver will be required.

Mr. Raimondi expressed concern about sewer, water, gas, electric and telephone, as well as showing the new house utilities and where they would tie into Third Avenue. Also, he should show more accurately, by metes and bounds, the transition area for the portion being disturbed. Mr. Raimondi asked for soil permeability tests, size and location of the buildings, proposed site grading, reconfigure existing driveway, another diagram for Lot 2.02, and he would concur with all the other items in Mr. Snieckus' report. He would have a full report for the next meeting, unless the changes are submitted 10 days before then. Also, drainage calculations and a retaining wall plan are required. Mr. Biccocchi also commented a retaining wall should be constructed. Councilwoman Waneck commented. Mr. Bonsignore commented if this goes forward we should be concerned about the design of the house. Mayor Birkner had comments about the drainage and was concerned about the flood line as well.

The matter was scheduled for public hearing on 1/24/08.

Chairman Hodges returned to the dais.

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5. Old Hook Road, LLC - Industrial Occupancy/Office -
Scheduled for 1/24/08;

6. Preferred Management, 25 Charles Street - Minor Modification for Dumpster Location - Fire Official's Letter complied with; dumpster location approved; nothing further required;

10. DISCUSSIONS:

1. MLUL Course at Township of River Vale, to be held 2/16/08 at Township Hall - Mayor Birkner and Mr. Constantine to register and attend; Ed Snieckus spoke about Members being required to take the class. Mayor Birkner advised that River Vale would offer the course at their Township Hall on 2/16/08. He would be attending with Mr. Constantine. Councilwoman Waneck would notify Sylvia as to the attendees, so she could register the Members.

2. Overlay Zone - Councilwoman Waneck mentioned an overlay zone and asked whether the Board was interested in the Planner giving comments. Mr. Randall advised we could look into what would be appropriate. Mr. von Bradsky suggested commuter parking. Mr. Snieckus explained an overlay zone--that which would retain the existing zoning, with another zoning on top, i.e., a possible mixed use for office, retail, with residential mixed in, to encourage an appropriate use of the property.

3. Mayor and Council Meeting - Mr. Bonsignore inquired if there was anything new to report from the Mayor and Council meeting last week. Mayor Birkner reported they have been working on a Resolution with respect to the Bankruptcy Court and Pascack Valley Hospital, and that they take into consideration the value of the hospital when they review the bids. That will be sent to all the communities in the Pascack Valley for their consideration as well.

4. Parking Authority Meeting - Councilwoman Waneck reported there will be a Parking Authority Meeting on Monday, 1/21 /08. A land swap will be held on Tuesday, 1/15/08. Mayor Birkner brought up the need for a Recreation Element in the Master Plan in light of the situation with Westdale Park, and that a planner should be hired to analyze all parks and recreation areas. Mr. Snieckus commented they could designate "green streets" and bike lanes similar to what was done in Park

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Ridge. The Mayor envisioned nature walks and walking paths. Mr. Hodges asked what steps the Board must take. Mayor Birkner said this would be brought up with the Mayor and Council and charged to the Planning Board, hiring a planner to bring forth the element. We should look forward to the next 30 years to tie in all our recreation needs. They would be looking for as many grant opportunities as possible. He would be attending the 1/31/08 and 2/7/08 meetings in Trenton regarding Brownfields Development.

5. COAH Update - Ed Snieckus gave a brief update on COAH, who would be revising their regulations. He would be preparing a Memo to make the Boards and Council aware of the impacts, such as growth share. The Board was also interested in revising its developmental fee ordinance to the full 2% that COAH permits. The Board can also look at the issue of a growth share ordinance and payment in lieu of development. The Memo would be forthcoming at the next meeting.

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

Respectfully submitted

MARY R. VERDUCCI, Paralegal
Planning Board Secretary