

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
PUBLIC MEETING AGENDA  
REGULAR & WORKSESSION MEETING  
November 19, 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 Regular & Worksession 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  
Richard Bonsignore (arrived 9:05 pm)  
William Martin  
Ann Costello  
Jaymee Hodges, Chairman  
Thomas Constantine  
James Schluter, Vice-Chairman  
Philip Cerruti (Alt. #1)  
Daniel Olivier (Alt. #2)

**ALSO PRESENT:**

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

**ABSENT:** Otokar von Bradsky (excused absence)  
Councilwoman Cynthia Waneck (excused absence)

**4. MINUTES:** The Minutes of 9/10/09 & 10/22/09 were carried to the next meeting.

**5. CORRESPONDENCE:**

1. Letter from NJ Council of Affordable Housing, dated 11/6/09 to Kevin D. Walsh, Esq., RE: Fair Share Housing Center;

(WWPB 11/19/09)

**6. RESOLUTIONS:** None

**7. VOUCHERS:** \$7,582.50 - A motion to approve vouchers was made by Ms. Costello, seconded by Mr. Martin and carried.

**8. PENDING NEW BUSINESS:**

**1. Verizon Wireless, One Westwood Ave, Block 907, Lot 9**

**9. 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 - Scheduled for 12/3/09;**

**2. Informal Review - CVS, Jefferson Avenue & Broadway, Block 907, Lots 1, 22 and 23 - Heard in worksession and scheduled for 12/17/09 -** Carmine R. Alampi, Esq. represented the applicant, CVS Corporation in a worksession format. Notice was not sent, since it is an informal concept review worksession. He presented a set of plans. The site is the Seville Diner. With the approval of the Board, CVS is proposing to redevelop that property with a new building. Normally it would be built in a cookie-cutter design, but they recognize that will not work in Westwood. In reviewing the Master Plan and Central Business District they negotiated \$300,000.00 in construction upgrades for the façade materials. Taking the type of development and streetscape, they insisted CVS would have to maintain the flow and improve the area. They were successful. The architect and engineer were present. Mr. Alampi requested to start with the architect.

Robert Gehr, AIA, a Licensed Architect, with LDG, Larson Design Group, was introduced by Mr. Alampi and highlighted the architectural details and design of the building. He called attention to the building's upgrades mentioned by Mr. Alampi. He noted this is a dramatic difference for CVS, and he has done hundreds of them across the country. Mr. Gehr described the layout. Broadway was at the bottom and Jefferson on the right. They followed the street line resulting in an unusual shape, with parking in the rear. The first floor of the building is 12,500 sq. ft. The mezzanine is 2,200 sq. ft., designed as a storage area only, with a single stair and no elevator. It

(WWPB 11/19/09)

cannot be used as an office, just storage. It is a slab-on-grade construction, with no basement. There is a pharmacy with a drive-through area and a receiving area in the back. It has a 12' ceiling height in the main area, with tall windows, and a 9' ceiling in the back. There is a street entrance and a parking lot entrance. With the shops in the area, it is a good way to capture pedestrian traffic. Mr. Gehr showed all four elevations, Broadway, parking lot, Jefferson and the back, the side facing the stationary store where there is a small alleyway. The tallest part of the building is 28', permitted in the zone, and in scale with the buildings down town. Decorative features around the building were described, with the addition of mid-level banding. A special brick color sample was shown, called "CVS Red", together with the beige textures and red lettering.

Mr. Alampi addressed the Burgis Associates report dated 11/19/09, and they noted a sign application was required. Mr. Gehr would have the information complete prior to their serving notice. It would be uniform, and they want it to look good. It was discussed that there would be variances for signage. Mr. Alampi indicated he would defer to the engineer for the variances. The Board would not ask questions, since this was a worksession. Board comments followed. Mr. Martin commented this corner for us is an extremely important corner. It seems the facade does not take full advantage from the viewpoint of that angle. What people on the train will see is a solid brick building, and there should be an entrance near the corner. With this obtuse angle, at least one entrance should be there on the corner. Mr. Gehr responded he would take the comments about the corner back to CVS and suggested perhaps they could put more effort into the focal point, but not necessarily put an entrance there. Mr. Martin felt an entrance would be very important. He also suggested one drive-through and one pass-through lane. Mr. Gehr explained CVS wanted two drive-through lanes in case someone was speaking at length with the pharmacist.

They went on to discuss the roof line of the building and screening the equipment. Also some roof lines on the Broadway side could be improved. Mr. Martin recommended additional materials be brought in for a unique design. Mr. Gehr understood. Ms. Costello agreed and commented. Mayor spoke about the façade, suggesting a window be added, and mentioned the main visual point on Broadway needed to be addressed. Also the corner at the end of the drive through is still a pedestrian

(WWPB 11/19/09)

way. Mayor asked if there was a better way to provide for pedestrian safety on the corner. Mr. Gehr asked if a false window would suffice as an option. Mayor Birkner agreed it could be fine. Mr. Olivier agreed with a door on the corner, liked the materials and concurred with the wall on the left, dressing it up any way they can. Mr. Cerruti concurred and asked about the stairwell to the storage area. Mr. Gehr stated there is a single staircase there. In the future, it could not be used as an office. Additionally, there would be no occupancy on the second floor. Mr. Cerruti asked about green roof; and Mr. Gehr said it would be an expensive option that would not get a lot of use.

Mr. Raimondi asked if the could put the drive-through on the other side of the building. Applicant's engineer addressed the option and noted it would be safer were it was. Mr. Olivier felt the wording appearing in five different places was excessive, and they would revisit it. Mr. Snieckus rendered a report dated 11/19/09 and addressed gross floor area and inquired about the windows, whether they would be clear and transparent. Mr. Gehr said although they would be making changes, they want to have as much natural light. He would keep this in mind, but they try to have as much transparent glass as possible. There would be shelving along both sides. Mr. Martin they would like to give people the ability to look into the store. The architect indicated he would take all the comments and submit something in a plan. Mr. Snieckus commented.

Mr. Hodges commented it should not look like a monstrosity. It is the focal point of their community. Mr. Bonsignore expressed his concern with the bulk of the building, and the height in particular. Mr. Alampi addressed the issue of the drive-through.

David Caruso, Licensed Engineer with VHB, Vanasse Hangen Brustlin, Inc. was introduced. Mr. Alampi noted the legal front and side yards change because of the location being on the corner. The engineer explored putting the parking in front, but that idea was quickly dismissed. The required variances were set forth as minimum front and side yards, maximum impervious coverage, parking setbacks and parking lot landscaping. They were also seeking a waiver for loading bay size. They worked out an agreement by license agreement on the property next door for a trash compactor, which will all be screened. Mr. Caruso

(WWPB 11/19/09)

gave parking variance details. Mr. Caruso then focused his attention on the drive through. They have three, full service driveways. A single lane drive-through is problematic and a safety issue. Mr. Caruso added they would have a new sidewalk and brick walk with a grass strip. CVS will be in the public right of way.

Sidewalks were discussed next. Mr. Snieckus advised there is a standard, uniform, lighting fixture style. Mr. Raimondi asked them to have their engineer add the easements to the plan, and he did not have a copy of the survey. Mr. Alampi said the lots are on three separate tax bills, and they will be doing a consolidation, or a reverse subdivision.

Board Members commented. Ms. Costello expressed there is not enough green area and too much macadam. Also, Mr. Alampi was instructed to send a copy of the plans to the Historic Preservation Commission, as well as the Shade Tree Committee. Mr. Constantine agreed the green area was something nice to see as you come into town, but had concerns about the size of the building. He would like to see more details of the structure tied in better with the downtown and had questions about traffic circulation. It was indicated that the Traffic Engineer would testify. Mr. Martin commented he had a problem with a single bypass lane. A few less parking spaces and more green would be better. Mr. Caruso agreed this could be done. Mayor Birkner agreed there should be more green area, breaking up the black top area. The Mayor was further concerned about emergency vehicle access. Mr. Schluter commented regarding the loading area. Mr. Olivier would prefer more green and no drive-through. Mr. Bonsignore agreed with the comments of his colleagues, adding if the drive-through proposal were eliminated, the plan would really start to fly. Mr. Martin reiterated the importance of the corner and thus the design of the building.

Mr. Alampi gave closing comments, noting they will reduce the signage, take all the comments into consideration, and return with a plan, hopefully at the 12/17/09 meeting with notice. The matter was carried to the 12/17/09 meeting.

#### **10. DISCUSSION:**

Mr. Martin reported on the League of Municipalities Convention in Atlantic City and gave an overview of a meeting at the County regarding open space and waterways, with discussion

(WWPB 11/19/09)

of the elements of a proposed Master Plan for the County. Mr. Bonsignore discussed traffic and parking problems, and regarding transportation, he suggested a jitney bus. There were no further discussions.

**11. CLOSED SESSION:**

A motion to go into **Closed Session** to discuss litigation was made by Ms. Costello and seconded by Mr. Martin. The Board went into Closed Session at approximately 10:00 p.m.

**12. OPEN SESSION:**

A motion to return to **Open Session** was made by Mr. Martin and seconded by Ms. Costello. The Board return to open Session at approximately 10:15 p.m.

**13. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 10:20 p.m.

**Respectfully submitted**

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