

**BOROUGH OF WESTWOOD  
PLANNING BOARD PUBLIC MEETING  
MINUTES  
APRIL 24,2008  
101 WASHINGTON AVENUE**

**OPENING OF THE MEETING**

Chairman **Hodges** called the meeting to order. Chairman Hodges read the Open Public Meetings Law Statement which stated that his meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975 ,is a Regular Public Meeting of the Westwood Planning Board.

2. All present recited the Pledge of Allegiance.

3. ROLL CALL:

Mayor Birkner present  
William Martin present  
Thomas Constantine excused absence  
Otokar Von Bradsky present  
Ann S. Costello excused absence  
Jaymee Hodges present  
James Schluter present  
Councilwoman Waneck present  
Richard Bonsignore (Alt #1) present  
Daniel Olivier (Alt #2) present

ALSO PRESENT:

Thomas Randall, Esq. present  
Lou Raimondi, Engineer present  
Joseph Burgis, Planner absent  
Ed Snieckus present

Chairman Hodges announced to the audience that the Mischa subdivision application scheduled for this meeting has been postponed until May 22, 2008. A resident asked if he could ask questions on the application tonight. Mr. Randall stated that no comments can be submitted this evening as all comments need to be cross-examined. He continued that residents may address the Board at the May 22 meeting after the applicant gives his testimony.

#### 4. APPROVAL OF MJNTUES

Motion to approve the minutes of the March 27, 2008 meeting of the Planning Board of the Borough of Westwood was made by Mr. Von Bradsky, second by Councilwoman Waneck

#### **ROLL CALL:**

Motion: Mr. Van Bradsky

Second: Councilwoman Waneck

Ayes: Mr. Martin, Mr. Von Bradsky, Mayor Birkner, Councilwoman Waneck, James Schluter, Daniel Olivier, Jaymee Hodges

Nays: None

Ineligible: Mr. Bicocchi, Mr. Bonsignore

Abstain: None

Absent: Thomas Constantine, Ann Costello

Minutes of the April 10, 2008 meeting of the Planning Board of the Borough of Westwood were held until the next meeting on May 22, 2008.

#### 5. CORRESPONDENCE:

Letter from Boswell Engineering dated April 10, 2008it: Black Biscuit, LLC.

A Board Member asked if the plantings and shrubbery referenced in Boswell McClave Engineering Letter of 4/10/08 would have changes. Mr. Von Bradsky stated that there is no condition for lighting on north side of the building. Lights need to be installed.

The application will be sent to Mr. Snieckus for his review.

#### 6. RESOLUTIONS:

There were no Resolutions submitted for approval for this meeting.

#### 7. VOUCHERS as per list

The Vouchers were read into the Record so they could be approved at this meeting.

***Burgis Associates*** Mischa \$1,112.50

***867.50***

345 OHRoad 1,303.75

145.00

PVH 2,822.50

372.50

*21.50*

400.00

290.00

\$7,335.25

***Boswell McClave*** Mischa \$ 312.00

***Louis Raitnondi*** Mischa 1,812.50

1,451.30

***843.75***

345 OHRoad 406.25

406.25

Meeting attendance 2/14,2/17 200.00

Meeting attendance 3/13, 3/17 200.00

Total voucher list \$12,967.30

Motion to accept vouchers as read into the Record was made by Mr. Martin, second by Mr. Bicocchi.

ROLL CALL:

Motion: Mr. Martin

Second: Mr. Bicocchi

Ayes: Mayor Birkner, Mr. Martin, Mr. Von Bradsky, Mr. Hodges, Mr. Schluter, Mr. Bicocchi, Councilwoman Waneck, Richard Bonsignore, Mr. Olivier

Nays: None

Abstain: None

Absent: Ms. Constantine, Mrs. Costello

8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:  
SWEARING IN OF BOARD PROFESSIONALS

1. Mr. and Mrs. Mischa -266 Fourth Avenue -Sub-division (postponed)

2. Old Hook Road LLC -industrial occupancy/office

Mr. Jacobs stated that since this application had been submitted, the applicant took another look at the plans and by reconfiguring the traffic flow, additional spaces could be accommodated, alleviating the need for a parking variance. The other bulk variances would still be necessary. Mr. Randall asked the applicant if the plans dated 4/14/08 by RL Engineering are the same. Mr. Jacobs stated that they are the same. The site plan being shown tonight is a ***proposed parking plan***. Mr. Raimondi stated that this is a sketch and not a proper plan. This application cannot be deemed complete. Mr. Snieckus stated that there are no tables included on the sketch. This sketch cannot be marked as an exhibit. Several Board Members voiced their opinions that this application is now back at the "drawing board" stage. Mr. Snieckus voiced his concern that the Board has not been able to investigate this alternative parking plan against the submitted plan. He stated there is no way to determine the difference in drainage calculations. Mr. Jacobs stated that he will submit proper drawings from the engineers. He wanted to get this alternative plan in front of the Board tonight to see if the conceptually would approve the change and has his planner ready to testify.

Mr. Randall stated that this Board will not be able to approve anything this evening. If there is going to be a concept discussion, it will have to be done very informally. Mr. Randall stated that since the applicant's planner is present, he can testify to the conceptual change for informational purposes only. Therefore, this professional does not have to be sworn in. Mr. Randall informed the applicant that this application must be re-advertised for a public hearing to be held on May 22, 2008. The Board anticipates that the applicant will submit all new drawings to them in time well in advance of the next meeting.

Mr. Michael Hakim stated that the building will be in the same location as previously submitted. The submitted parking plan was seeking a variance for spaces, 32 required, 28 proposed. By reconfiguring the lot, the new alternative plan has 33 parking spaces. Chairman Hodges asked

each Board Member for any comments on this new conceptual parking plan. After all comments were heard, Mr. Randall reminded all Board members that work sessions should be limited to discussion between the members, not between the members and the applicant. More open ended questions should be given, instead of giving too many design interactions.

3. GMKC Investments LLC –subdivision **will be heard on** May 22, 2008.

9. DISCUSSION:

Chairman Hodges asked Mayor Birkner if a new date had been scheduled for Pascack Valley Hospital. The Mayor reported that there was no date set as of yet.

Mr. Von Bradsky stated that he had worked up numbers on costs per student on using the bridge and cost per town. Chairman Hodges asked that he give the worksheets to the Planning Board secretary to be included in the next meeting packets.

On a motion to adjourn was made by Mr. Bonsignore, second by Mr. Sluter and carried unanimously by voice call vote. The time is 9:10 p.m.

Respectfully submitted,

Lori Sciara for Mary Verducci