

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
REGULAR PUBLIC MEETING  
OCTOBER 22, 2015**

**APPROVED 11/19/15**

**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 Public 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 John Birkner  
Daniel Olivier, Vice Chairman  
Jaymee Hodges, Chairman  
William Martin  
Richard Bonsignore  
Thomas Constantine  
Ann Costello  
Keith Doell (Alt. #1)  
Yash Risbud (Alt. #2)

**ALSO PRESENT:**

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

**ABSENT:** Robert Bicocchi, Councilmember (excused absence)

**4. MINUTES:** The Minutes of the **9/24/15 meeting was approved** on motion made by Mayor Birkner, seconded by Dan Olivier, and carried unanimously on roll call vote.

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**5. CORRESPONDENCE:**

1. Memo from Burgis Associates dated 10/5/15 RE: Brussa Subdivision;

2. Report of Louis Raimondi dated 9/25/15 RE: Brussa Subdivision;

3. Memo from Borough Clerk RE: Ordinance 15-25;

4. Letter from Richard Bonsignore requesting leave from the Planning Board as of October 31, 2015. Chairman Hodges advised he kindly requested Mr. Bonsignore remain until the end of the year, adding that his spot will be hard to replace. Mr. Bonsignore agreed to remain until the end of the year.

**6. RESOLUTIONS:**

1. **Lipkin, 345 Old Hook Road, Block 2103, Lot 2 - Sign and Generator Variance** - The Board Attorney read the Resolution of Approval into the record. There were no questions, comments or discussions. A motion for approval was made by Mayor Birkner and seconded by Ann Costello. On roll call vote, Mayor Birkner, William Martin, Dan Olivier, Richard Bonsignore, Ann Costello, and Keith Doell voted yes.

2. **Professional Services for Approval for Burgis Associates RE: COAH** - The Board Attorney read the Resolution of Approval into the record. There were no questions, comments or discussions. A motion for approval was made by Mayor Birkner and seconded by Dan Olivier. On roll call vote, all members voted yes.

**7. PENDING NEW BUSINESS: None**

8. **VOUCHERS: \$5,863.75** - A motion to approve Vouchers totaling \$5,863.75 was made by William Martin, seconded by Ann Costello, and carried unanimously.

9. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS - NONE**  
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS  
The Board Professionals were sworn in.

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**1. Estate of Marion Joy Brussa, by Jaimie Rae Padilla, Executrix, 56 Cypress Street, Block 405, Lot 23 - Minor Subdivision** - Robert J. Maloof, Esq. represented the applicant in an estate application, the Estate of Marion Joy Brussa, brought by the Executrix, Jaimie Rae Padilla, her daughter. The notice and publication documents were in order. Mr. Maloof produced a title insurance policy and deed, which revealed there were no easements. Mr. Snieckus commented these would be sufficient in that regard. He also did not see any need for waivers. Mr. Maloof also had photographs, which were circulated.

Mr. Padilla, 45 Reggie Drive, Wappinger Falls, NY, husband of the Executrix, was sworn in. He took the photographs, marked A1. His wife's intention is to sell both lots, remove the shed and house, and have two newly homes constructed. Mr. Raimondi asked if the house is to be taken down immediately. Mr. Padilla responded they have started negotiations with a buyer. Mr. Raimondi recommended stating this in any Resolution of approval. Mr. Martin suggested inserting in the Resolution before the subdivision is perfected, that "the existing house has to come down before a building permit is issued for each of the lots". Mr. Randall advised the trigger language could be, "no permits to build or CCO issued until the house is removed". Mr. Maloof advised the house goes across the property line between the two lots.

Chris Lantelme, Lantelme & Associates, NJ Licensed Professional Engineer and Land Surveyor, was sworn in, qualified and accepted as applicant's professional engineer. The site plan dated 8/7/15 was prepared by him. Mr. Lantelme described the plan and topography as flat with plenty of trees. The requirement for this zone is 7,500 sf. The existing lot is 17,126 sf and the two new lots would be slightly oversized lots at 8,652 sf and 8,474 sf. The lots are conforming, and they are not requesting any variances. In looking at the neighborhood, it would not be hard to build houses that are conforming. Mr. Raimondi stated it should be pointed out that the boxes on the plan are for informational purposes only. Mr. Snieckus stated the lots are both conforming, and there are no issues. Ms. Costello asked if they could sell the two lots to two different builders. Mr. Maloof said they can, but they are dealing with one builder who wants to put up two homes. Mr. Martin commented it is a conforming, clean and clear subdivision. There were no further questions or comments. The Chairman asked if the Fire

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Department could communicate with the builder to use the house for fire drills before it is taken down. The lot is very large for the neighborhood.

The matter was open to the public, but there were no persons present. A motion for approval was made by William Martin and seconded by Ann Costello. On roll call vote, all members voted yes.

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

**Updates given by Steve Lydon, Burgis Associates, on behalf of Ed Snieckus, Burgis Associates:**

**1. COAH** - Mr. Snieckus requested to go into Closed Session to discuss pending litigation.

**CLOSED SESSION** - A motion to go into Closed Session was made by Dan Olivier and seconded by Richard Bonsignore and carried. The Board went into Closed Session at approximately 8:45 pm.

**OPEN SESSION** - A motion to return to Open Session was made by Dan Olivier and seconded by Richard Bonsignore and carried. The Board went into Open Session at approximately 8:55 pm.

**2. Streetscape** - Mayor Birkner briefly discussed an update on the downtown project. He expressed that he was not pleased with the quality of the trees and was in touch with the planner who was overseeing the project. There have been many concerns with the quality of the construction and work product, as well as how the work is left at the end of the day. A project that has been commenced to avoid trip and fall hazards has had many. The trees are much smaller than they wanted, and the health of the trees is very suspect. He would like to put lights on the trees for the holidays, but he is concerned. Mayor Birkner asked the planner to take inventory as to the size, caliber and health of each tree. This will segue into the Chamber's request for holiday decorations. They were told they could not put out the hay bales and pumpkins, but no one gave that directive. We will probably not have as an elaborate lighting plan this season. The Chamber asked if there were other decorations they could install in front of and adjacent to

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the buildings. This may be more of an issue with the Construction Official due to hazards, but may be a possibility since the sidewalks are wider and easier to traverse. Mr. Doell asked if anything could be done about the inconsistency. The Mayor explained there are many punch-list items and fine-tuning with finishing work. That is not as great of a concern as the quality and size of trees and work product.

Ed Snieckus commented the trees came in on a Sunday, and he did not see the trees, even though he advised the contractor he must see them before they go in. He proceeded to prepare a review and stated he will not accept these trees. The quality, size and shape are unacceptable, and there were Japanese beetles. This should be rectified by November 2nd. Chairman Hodges inquired what the sentiment was of the Taxpayer Alliance representative, and Mr. Snieckus said he was deferring to him. That was the progress. Mayor Birkner thanked Mr. Snieckus for his work on the project and for his professionalism. There were no further questions or comments.

**3. Vertical Signage** - No updates;

**4. Overnight Parking** - Board Comments already forwarded to the Mayor and Council.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approximately 9:05 p.m.

**Respectfully submitted,**

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