

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
PUBLIC MEETING AGENDA  
REGULAR PUBLIC MEETING  
October 25, 2012**

**APPROVED 12/6/12**

**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 Birkner  
Councilwoman Ingrid Quinn (arrived 8:25 pm)  
Daniel Olivier  
Philip Cerruti  
Richard Bonsignore  
James Schluter, Vice-Chairman  
Jaymee Hodges, Chairman

**ALSO PRESENT:**

Thomas Randall, Esq., Board Attorney  
By Steven Paul, Esq.  
Ed Snieckus, Burgis Associates, Board Planner  
Louis Raimondi, Brooker Engineering,  
Board Engineer

**ABSENT:** William Martin (excused absence)  
Thomas Constantine (excused absence)  
Ann Costello (Alt. #1) (excused absence)  
Keith Doell (Alt. #2) (excused absence)

**4. MINUTES:** The **Minutes of 10/11/12 were approved** on motion made by Dan Olivier, seconded by James Schluter and carried unanimously on roll call vote.

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**5. CORRESPONDENCE:**

1. **Letter from Louis Raimondi, Brooker Engineering, dated 10/24/12 RE: DuBon, 145 Carl Place & 148 4<sup>th</sup> Avenue, Block 1201, Lots 15 & 17** - stating that after a review of the revised Minor Subdivision Plans, as well as the metes and bounds description, it would be in order for the Chairman to sign the Deeds of conveyance of both parcels, subject to the Board Attorneys approval of the Deed format. Mr. Paul reviewed the Deed.

2. **Memo from Ed Snieckus, Burgis Associates, dated 10/22/12 RE: RW District with Draft Ordinance; and Proposed Draft Ordinance concerning issues relating to the Residential Zone;**

**6. RESOLUTIONS:** None

**7. PENDING NEW BUSINESS:**

1. **George Bedrosian - Conceptual Plan for Fairview Avenue, Corner of Irvington and Fairview Avenue (formerly the Community Life Building)** - George Bedrosian was present, of 99 Kinderkamack Road, Westwood, NJ, came forward and introduced himself. Mr. Bedrosian explained the lot is underused, and they want to replace it with a new, 7,000 sq. ft. building, conforming to handicapped requirements. He was seeking guidance to have architects and engineers prepare plans consistent with designs in the neighborhood. The Board reviewed the conceptual plan.

A conceptual plan by Robert Zaccone & Associates, Architects, with sketch of the proposed building style, was distributed. Presently the building is 2,900 sq. ft. on two floors. The lot area is 15,000 sq. ft. Comments from the Board Members followed. Mr. Schluter asked about the design and current building size. Mr. Bonsignore would want to see a formal site plan and usual package of materials. He notices the parking is less than required. It appears to be a plausible project. Mr. Cerruti commented he would also need to see a full plan. Mayor Birkner commented this Board is always willing to listen to a good project to improve the neighborhood. It is plausible, but without seeing a formal plan, he has no comment to make, and they certainly encourage him to do so with a plan that would fit into the neighborhood. Mr. Schluter concurred

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with the other comments, and added he should watch the parking requirements, setbacks and air conditioning.

Mr. Snieckus commented about the ordinance requirements for parking and the standards are calculated on gross floor area. They do include the building walls. There often is a rationale to approach a lesser parking requirement than is imposed. If there is a residential area nearby, it should not impact that neighborhood. The building height requirements are important as well as curb lines. (Councilwoman Quinn arrived) Chairman Hodges commented a 7,000 sq. ft. structure is a good size building, and the biggest concern is the parking. It would be great if something was constructed on that corner with a design that fit into the neighborhood. CBD is the zone, but it also permits the R1 Residential, Mr. Snieckus added. Mr. Bedrosian stated he had no problem redesigning it to look more residential.

Mr. Raimondi commented regarding spaces #1 and #11, stating the walkway to the handicapped space should be offset. Mr. Snieckus added since it is a corner lot, with two front yards, parking cannot be more than 10' to the front line. Parking will be very important and should be paid specific attention to.

There were no further comments. Mr. Bedrosian thanked the Board and departed.

**8. VOUCHERS:** None

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

**10. DISCUSSIONS:**

**1. Master Plan Amendments by - Ed Snieckus, Burgis Associates** - Draft Ordinance prepared Mr. Snieckus for review and discussion; - Continued from last meeting.

**Mr. Snieckus discussed issues relating to the residential zone,** distributing a Draft Ordinance, giving an overview of the changes. There were no questions or comments. Mr. Snieckus conveyed a comment from Mr. Martin adding, "and total surface

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coverage" at end of paragraph seven on page two. **This Draft Ordinance would be recommended to the Mayor and Council.**

**RW District and Draft Ordinance** - Mr. Snieckus reviewed his memo dated 10/22/12 and Draft Ordinance. The list of permitted uses would be expanded to include:

The permitted uses of the LM Zone;

Office equipment and supply stores;

Retail sales of durable produces, such as furniture manufactured, stored or assembled for sale on site, with a minimum retail area of 25% of the total building area;

Self-storage facilities no electrical receptacles other than lighting shall be available for individual storage units).

There were no further questions, comments or discussions.

**A motion to approve and recommend both of the above amended Ordinances to the Mayor and Council** was made by Mr. Cerruti and seconded by Mr. Schluter. There were no further questions, comments or discussions. On roll call vote, all members voted yes.

It was announced that next week's meeting may be canceled, due to lack of applications to process, and since the November meeting schedule is the first and third Thursdays.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 8:50 p.m.

**Respectfully submitted,**

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