

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/REGULAR PUBLIC MEETING
November 7, 2013**

APPROVED 12/19/13

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 Worksession/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
Daniel Olivier
Richard Bonsignore
Councilmember Ray Arroyo
Philip Cerruti, Vice-Chairman (arrived approx. 8:11 pm)
Jaymee Hodges, Chairman
Ann Costello (Alt. #1)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By Robert J. Mancinelli, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

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

Mayor Birkner stated he listened to the C/D of the 10/24/13 meeting.

(WWPB 11/7/13 Minutes)

4. MINUTES: The **Minutes of 9/12/13 and 10/24/13** were tabled and carried to the public meeting on motion made by Ray Arroyo, seconded by Richard Bonsignore and carried unanimously. The Board Members would review the Minutes via email.

5. CORRESPONDENCE:

1. Updated Memoranda of Ed Snieckus, Burgis Associates,
RE: Amended Ordinances concerning Handicap Ramps and
Telecommunication Towers & Antennae Regulations;

6. RESOLUTIONS:

1. Bank of America, 1 Westwood Avenue, Block 2103, Lot 3
- **Minor Site Plan** - The Resolution of Approval was carried to
the next meeting.

7. PENDING NEW BUSINESS: None

8. VOUCHERS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. Westwood Car Care Center, 345 Old Hook Road, Block
907, Lot 9 - Minor Site Plan/C Variance - The Board Attorney
reviewed the publication documents and found them to be in
order. Gary T. Hall, Esq., Attorney for applicant, presented
the application to move the driveway. This is a County Road,
and the Bergen County Planning Board approved the driveway, a
right-out only. Their engineer was present.

Jeffrey B. Doolittle, Licensed, NJ Engineer, was sworn in
and accepted. He prepared the Site Plan dated 5/30/13, revised
to 8/29/13 per the Board Engineer and 7/17/13 per the County,
and reviewed the comment letters from Mr. Snieckus and Mr.
Raimondi. The application is for the construction of an exit-
only driveway onto Old Hook Road where no egress or ingress
currently exists, for a right-turn only. The property is in the
HSO-Health Service/Office District. The ingress and egress will
remain the same, and there will be no changes to the existing
structure. Mr. Doolittle reviewed the parking on site and
landscaping.

(WWPB 11/7/13 Minutes)

Mr. Raimondi prepared a report dated 8/5/13 and asked if the plan was approved by the County and if so, for a copy of the approved plan. The County approval was by letter dated 9/9/13, which was received by the Board. Mr. Raimondi expressed concern with stacking of the vehicles as they come out, which was responded to. A car wash representative was present for questions.

Mr. Snieckus asked if the curb line was being removed, and the response was yes. He also asked if they would provide low shrubs below 30". Mr. Doolittle explained there is a sight line on the site triangle, and if the Board were to propose conditions on any approval for plantings, they would comply for adequate sight distance. Mr. Snieckus suggested the sidewalk be extended to adjacent Lot 2 where the sidewalk ends, with depressed curbs. The signage will remain where it is, with additional directional signs the witness responded, and the dumpster pad will be next to the fence outside the right-of-way. Mr. Snieckus asked for a detail. Mr. Doolittle said typically it would be a screen fence. Mr. Snieckus alerted the Board to a technical variance for impervious coverage, being reduced from the existing 93.25 to 91.72, but he saw it as inconsequential. Lighting was reviewed and discussed.

Questions by Board Members followed. Ms. Costello asked if the vacuum area stations would remain and questioned the parking. She commented she appreciated the reduction in impervious coverage and the shrubbery to be planted. The Mayor asked if the vacuum stations were counted in the parking, and Mr. Doolittle replied yes. The next witness would testify as to whether they would be removed. The Chairman addressed the variance request for impervious coverage, and asked if the sidewalk extension would increase the coverage. Mr. Doolittle responded yes, but it will still be less. There will then be very little area for landscaping, unless it is put in the right-of-way. Mr. Snieckus commented they could put the sidewalk behind that. The driveway will be an asset for this type of operation. There were no further questions of Mr. Doolittle and none from the public.

Anton Musto, of Cliffside Park, NJ was sworn in. Mr. Musto, the manager of the facility, answered questions about operations. Right now there is zero blockage with cars around the building, and the additional driveway is just for another

(WWPB 11/7/13 Minutes)

exit. The car wash has an automatic safety sensor and shuts itself down. Mr. Raimondi asked how the car wash line would stop. Mr. Musto explained there is a metal detector that determines if a car is at the end of the track and stops it automatically. Everything inside the car wash stops, Mr. Musto added. Mr. Snieckus asked about the use of the six spaces in the front, and there were seven spaces in back. There are no mechanical repairs, and no cars are stored overnight the witness stated. Mayor Birkner asked if any vacuum services would be removed, and if it was considered part of the operations of the facility. Mr. Musto did not know and said it was always part of the facility. Ms. Costello commented she observed parking in the vacant lot by employees, and asked where else would they park. Mr. Musto responded on the property along Old Hook Road. Mr. Olivier asked why anyone would park if it is a drive-through; there is no need to park. That was concurred by Mr. Musto. Councilman Arroyo asked if the wipe-down area was timed to coincide with the car wash and it was. There were no further questions of Mr. Musto and none from the public.

There were no further questions, comments or discussion. A motion for approval was made by Mr. Cerruti. There was no second to the motion. The Board noted the plan was revised to 8/29/13. Mr. Raimondi had reviewed that plan and found it to be satisfactory. Mr. Doolittle was recalled to testify as to the revised dates. Mr. Snieckus did not see any issues with the revised plans. Minimal details were added, per Mr. Doolittle. Ms. Costello asked for clarification about the vacuuming station. Mr. Hall stated it was always used for vacuuming and it will not change.

Mr. Cerruti moved to reopen testimony, with second by Ms. Costello and carried. Nancy Torracco, Owner, residing at 150 E. 69 Street, New York, NY was sworn in. Ms. Torracco stated this was approved for dual purpose. Their property does not ask for parking; it is simply a drive-through. The vacuuming station is for vacuuming and/or parking. Ms. Costello asked if it was considered parking per the Code, and where do the employees park. Ms. Torracco responded many come by bicycle or park in the lot next door. Mr. Arroyo asked if Mr. Snieckus cited a variance for parking, and his response was no. Mr. Mancinelli asked if they were the original developer, and how long has it been there. Ms. Torracco said it was there from the 1980's and the site and parking is the same as it is presently, and they

(WWPB 11/7/13 Minutes)

received approval as it is presently. Mr. Hall concurred the site is served by nine parking spaces. Mr. Snieckus reviewed the ordinance and commented there are eight spaces, as one is in the front of the entrance. Ms. Costello was satisfied as to her questions.

A motion for approval was made by Mr. Arroyo with the conditions as stated, seconded by Mr. Cerruti, with the conditions as stated. On roll call vote, Mayor Birkner, Mr. Cerruti, Mr. Olivier, Mr. Bonsignore, Ms. Costello, Mr. Arroyo, and Chairman Hodges voted yes.

2. Ginger & Cream of Westwood, Inc., 356 and 368 Center Avenue, Block 807, Lots 16 and 15 - Minor Site Plan Amendment/ Variance - John J. Lamb, Esq. represented the applicant and gave an overview of the application for linking of the previously approved handicapped accessible ramp at 356 Center Avenue parcel to previously approved handicapped accessible ramp at 368 Center Avenue. The two parcels are located directly adjacent to each other, with frontage along Center Avenue. The applicant is now seeking amended site plan approval to permit construction of a shared handicapped accessible ramp which will service both properties, to be located between the buildings on each of the subject parcels. The applicant is not proposing any other changes. Due to this proposal, applicant will now require side yard variances for each parcel. No other bulk variances are sought. Illustrations were provided with the application.

Mr. Lamb stated in the event there is a change of tenancy in either of the two properties, any new tenant shall be required to consent to the use of the shared handicapped ramp. If no consent, then applicant shall remove the connection between the buildings and construct the second handicapped ramp as originally approved for 368 Center Avenue. There would be an agreement between the two owners and successors of the two properties that the arrangement is set forth in writing to give the Board and Borough the necessary protection. Any necessary variances would be applied for.

Vincent J. Cioffi, Licensed NJ Architect, was sworn in and accepted. Mr. Cioffi prepared the plans dated 5/8/13, revised to 10/29/13 and gave an overview of the construction, followed by questions of Mr. Raimondi and Mr. Snieckus. Sight distances

(WWPB 11/7/13 Minutes)

were discussed. The bridge would be enhanced with a garden/ planting area. Access to stores would be directed by signage. There would be no detriments. Mr. Olivier commented the entire project looks beautiful, and it is a big improvement to the area. Mr. Arroyo gave positive comments.

There were no further questions or concerns. Chairman Hodges complimented them on a beautiful project. Attorney Mancinelli clarified the variances. There were just two new variances for side yards for the two lots. Mr. Meisel from the public commented it is a project he is particularly fond of, bringing charm to the downtown area and thanked the Board for considering their vision for downtown Westwood.

A motion for approval was made by Mr. Olivier and seconded by Ms. Costello. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner, Mr. Cerruti, Mr. Olivier, Mr. Bonsignore, Ms. Costello, Mr. Arroyo, and Chairman Hodges voted yes.

The Board took a recess from 9:30 - 9:40 p.m.

10. DISCUSSIONS:

Ed Snieckus, Burgis Associates presented the following updates per the Board's comments and discussions at the last meeting:

1. Review of Ordinance 195-113d #8: Exemption of Zoning Requirements for Temporary Handicap Ramp; front, rear or side yards. Mr. Snieckus gave an introduction and overview of what was being presented for the Board's consideration, that being a proposed ordinance for a handicap ramp in a residential zone in the front lot if the house is on a corner lot.

Proposed Ordinance by Ed Snieckus distributed to the Board as amended: Mr. Snieckus explained he language in bold was the additional proposed language. Additionally, as suggested by Mr. Bonsignore, the word "temporary" in the last sentence would be removed so that an application can be made before the Board for a permanent ramp. That provides the most flexibility. There were no further questions, comments or discussions. **A motion to recommend the ordinance to the Mayor and Council** as amended was

(WWPB 11/7/13 Minutes)

made by Mr. Bonsignore and seconded by Ms. Costello. On roll call vote, all members voted yes.

2. Wireless Telecommunications Ordinance 195-138 - Memo of Ed Snieckus, Burgis Associates dated 9/10/13: Contemplated Revisions to Article XVII, Telecommunications Towers and Antennae Regulations - Mr. Snieckus

Proposed Ordinance by Ed Snieckus distributed to the Board as amended: Mr. Snieckus reviewed the changes as contained therein. The Mayor commended Councilmember Arroyo and the Committee for doing a great job on the ordinance and looks forward to reviewing it at the Mayor and Council for approval. **A motion to recommend the ordinance to the Mayor and Council as amended was made by Mr. Cerruti and seconded by Mr. Bonsignore. On roll call vote, all members voted yes.**

There were no further discussions.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:00 p.m.

Respectfully submitted,

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