

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
February 23, 2012**

APPROVED 3/22/12

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/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 John Birkner
Jaymee Hodges, Chairman
James Schluter, Vice-Chairman
Daniel Olivier
Richard Bonsignore
Philip Cerruti
Councilwoman Ingrid Quinn
Ann Costello (Alt. #1)
Keith Doell (Alt. #2)

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)

The Jan 26th and Feb 9th 2012 meetings were canceled due to lack of applications to process.

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4. MINUTES: The Minutes of **12/15/11** were approved on motion of Mr. Bonsignore, seconded by Mr. Doell and carried. The Minutes of **1/12/12** were approved on motion of Mr. Schluter, seconded by Mr. Olivier and carried.

5. CORRESPONDENCE:

1. Registration form for the 2012 Annual Land Use Symposium, scheduled for 3/10/12 at Bergen Community College;

2, Report of Ed Snieckus, Burgis Associates, dated 2/22/12, RE: Lipkin Properties, LLC;

3. Letter from Beattie Padovano, LLC, dated 2/18/12, RE: Sneaker Lounge;

6. RESOLUTIONS:

1. Pascack Valley Health Systems, LLC - 250, Old Hook Road, Block 2001, Lot 16 - Site Plan Application - Board Attorney Paul read the Resolution into the record. Mayor Birkner asked to review Item #12 - he had suggested the generators be tested during daylight hours and recommended they modify Item #12 to be consistent with the minutes and testimony. Attorney Paul would modify that paragraph to read that all three generators are to be tested during daylight hours, and not at the same time. All Board Members were in agreement. A motion for approval was made by Ms. Costello and seconded by Mr. Cerruti. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner, Mr. Cerruti, Mr. Schluter, Mr. Bonsignore, Councilwoman Quinn, Ms. Costello, and Chairman Hodges voted yes. Mr. Olivier and Mr. Doell were not eligible to vote.

7. PENDING NEW BUSINESS: None

1. Sneaker Lounge, 301 Center Avenue, Block 808, Lot 3 - Amended Site Plan Application - Ed Snieckus recused himself and stepped down from the dais, since the landlord is First Westwood Realty, also his landlord. Gregory Padovano, Esq. of Beattie Padovano represented the applicant in an amended site plan application, for a sign variance for this retail tenant, proposing a sign consistent with the current size. They are proposing to install a single, non-illuminated wall sign in the same format and size, with the lettering "Sneaker Lounge". The

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property is located in the CBD Zone. Under the ordinance the maximum height allowed is 2', and they are proposing 2-1/2'. They are proposing less length, 11', than the ordinance permits, which is 20'. They are also present for the size of the lettering, because their lettering exceeds the 12" permitted. The "S" in the sign is 17.386', the "L" is 18.9', the "pair of sneakers" is 6.9', the "G" is 14.7', and the "O" is 7'. Exhibit A1 showed the detail the sign they are proposing. The ordinance permits 40 sq. ft., and they are proposing 27.5' sq. ft.

Tyler Abrams was sworn in as the business owner and testified they sell footwear to men, women and children. The logo is consistent with their marketing materials and logo in all locations. Mayor Birkner asked about the color of the lettering, noting it was white, and stated it should match the gold lettering on the other signs in the Center. Mr. Abrams explained that white lettering color is proposed, since it is consistent with their logo and all their other locations, with white letters and a green background. The consensus of the Board Members agreed with the Mayor that the color of the letters should be consistent with signs of the other tenants, that being gold. Applicant agreed.

A motion for approval with the provision that the colors of the lettering be gold as opposed to white, was made by Mr. Bonsignore and seconded by Ms. Costello. There were no further questions comments or discussions. On roll call vote, Mayor Birkner, Mr. Cerruti, Mr. Olivier, Mr. Schluter, Mr. Bonsignore, Councilwoman Quinn, Ms. Costello, Mr. Doell, and Chairman Hodges voted yes.

The Board would review the sign ordinance at the next meeting.

8. VOUCHERS: A motion for approval of the vouchers totaling **\$4,262.50** was made by Mr. Cerruti, seconded by Ms. Costello and carried unanimously on roll call vote.

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in

2. Lipkin Properties, LLC - 345 Old Hook Road, Block 2103, Lot 2 - (James Schluter recused) - James Schluter recused

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himself and stepped down from the dais. Andrew Kohut represented the applicant in a continued hearing. Mr. Kohut gave an overview of the revised plans per the last meeting. Mr. Brossock and Mr. Eichenlaub were present to review the modifications and revised plans.

Steven Brossok, AIA, of Studio 5, testified as to the revised architectural plans, revised to 1/20/12, marked Exhibit A6. Two wall signs were proposed, where the ordinance only permits one per frontage, Mr. Snieckus noted and also, the ordinance allows one free-standing sign. He asked if applicants were to have two wall signs, would they agree not to propose a free-standing sign. Mr. Kohut represented they would not propose a free standing sign if the Board were to permit two signs and would agree as a condition of approval.

Mr. Raimondi noted the end of the building looks closer to the property line than the rendering. Mr. Brossok explained it is an optical illusion. Mr. Raimondi asked him to include site elevations that are coordinated with the site plan elevations, and to sign and seal his drawings, which was agreed to. The Mayor and Board Members commented the plans were an improvement.

Mr. Snieckus commented that roof-mounted solar panels were proposed and asked if the inverter for the solar panels would be ground-mounted. Mr. Brossock stated it would either be in the existing mechanical basement or the crawl space. Mr. Bonsignore asked if the actual colors were as reflected in the drawing. Mr. Brossok replied yes, but they did not have a sample. It would be true, natural stone. Mr. Bonsignore asked about the shadow, and it was explained to be a computer-generated cast shadow. He also asked about the actual roof elevation. Mr. Brossok explained it was a flat roof, with dimensions given at the corners as stated in Sheet A-101. There is no mechanical equipment on the roof. Mr. Bonsignore also commented white was a strong contrast, and asked about the colors of the canopy. Mr. Brossok stated the intention was to use a tree trunk element. Chairman Hodges asked if the color white could be changed to cream.

Richard Eichenlaub, R.L. Engineering, continued under oath and reviewed his revised plans, revised to 2/2/12. He presented the changes to the plans, starting with the curb line, bringing it in, allowing for more landscaping and reducing impervious

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area on site, from 77.3% to 75.76%, whereas 70% is permitted. They added four small pads for air handling units along the East side of the building. Mr. Raimondi had requested the retention system be shifted westerly, which they have done. They have provided for additional landscaping and shade trees as requested by the Board. Further, there are modifications to the driveway out to Old Hook Road, widening the mouth and providing handicapped railing along the sidewalks. Drop curbs are required by the County. Mr. Eichenlaub gave planting details as shown on the plan. They also looked at the parking along the westerly side per Mr. Raimondi's request.

Mr. Eichenlaub distributed handouts showing parallel vs. angled spaces. The three-page handout showed seven parallel spaces, which are rotated 30 degrees, allowing them to increase to nine spaces. However, they would lose landscaped areas in the northwest and southwest corners of the building, encroaching into the easement, as well as two spaces due to widening the driveway to 15'. They would then lose another space and a handicapped space. Mr. Snieckus inquired as to what tree would be substituted for the tree removed. Mr. Eichenlaub indicated it would be replacement-kind, shown on the plan, and Mr. Kohut added it could be a condition of approval.

Mr. Raimondi explained his reason for angled parking was from a safety standpoint. We do lose one or two spaces, but they are starting with zero to begin with. Parallel parking is always a problem. Elimination of the two landscaped portions will allow for smoother and safer ingress and egress. His recommendation would be to go with angled parking and no parking along the frontage. Mr. Bonsignore asked about exiting from the vehicles with the angular parking. Mr. Kohut commented by putting employee parking there, it would limit the ingress and egress.

A discussion ensued about the angled parking and safety. Chairman Hodges commented safety comes first. Mr. Cerruti asked if there would be any difference in access for emergency and fire trucks, and the Chairman responded no, he could get a fire truck through there, but was concerned out it being a cut-through street. Mr. Eichenlaub discussed the County's design. Mr. Raimondi was concerned about the easterly side, and suggested making it tighter. Mr. Eichenlaub commented the Board could send a letter to the County indicating it disagreed with

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the design. Mayor Birkner was in favor of the parallel parking design. He also expressed concern about safety with handicapped vehicles. Mr. Olivier commented the handicapped space would be safer with angled parking. Councilwoman Quinn felt angled parking was safer. Mr. Bonsignore was saddened to see one of the handicapped spaces removed and preferred angled parking.

Chairman Hodges felt angled parking works the best, with the exception of curbing. Mr. Eichenlaub suggested going down from a 6" to a 4" curb. Mayor Birkner expressed concern about potentially losing an additional space, and also liked the idea of a sidewalk and parallel parking for children and felt it was safer. He did not like the idea of traffic going right up against the building. Ms. Costello and Mr. Doell agreed. Chairman Hodges agreed with angled parking with a 4" curb. Mayor Birkner suggested sacrificing another space and moving the handicapped spaces over to allow for easier ingress and egress. Five were in favor of parallel parking spaces, and three in favor of angled parking. Mr. Snieckus reviewed they are requesting 23 spaces, or 1 space for every 196 sq. ft. of building area, where 1 per 150 sq. ft. is required.

There were no further questions, comments or discussions from the Board, and none from the public. Mr. Kohut gave closing comments. They are taking an old, dilapidated building and bringing in a medical use that is permitted in the area. There are variances required, but the aesthetic improvements are astounding. This proposal represents a better zoning alternative. It is a very good plan, and one of the purposes of zoning is to provide specific space for appropriate uses. The benefits of granting the variance outweigh any potential detriments, and he does not see any. It would benefit the surrounding community as a whole. The granting of the variance will advance the intents and purposes of the MLUL. The testimony surrounding parking, i.e., the number of patients and the amount available on Bergenline Avenue, shows it does not impair the other medical uses. In closing, Mr. Kohut respectfully asked the Board to approve the application.

A motion for approval was made by Ms. Costello and seconded by Mr. Cerruti with the conditions as stated. On roll call vote, Mayor Birkner, Mr. Cerruti, Mr. Olivier, Mr. Bonsignore, Ms. Costello, Mr. Doell, and Chairman Hodges voted yes. Councilwoman Quinn was not eligible to vote. Mr. Schluter was recused.

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Mr. Schluter returned to the dais.

11. DISCUSSIONS: The Board briefly discussed parking and medical offices prior to adjourning.

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

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary