

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
February 27, 2014**

APPROVED 3/27/14

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
William Martin
Daniel Olivier
Councilmember Robert Bicocchi
Thomas Constantine
Richard Bonsignore
Philip Cerruti, Vice-Chairman
Jaymee Hodges, Chairman
Ann Costello
Keith Doell (Alt. #1)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Ed Snieckus, Burgis Associates, Board Planner
(departed/excused at 8:25 pm)
Eve Mancuso appeared on behalf of
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: Yash Risbud (Alt. #2) (excused absence)

The two prior meetings of 1/23/14 and 2/13/14 were canceled due to lack of applications to process.

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**ADOPTION OF PROCEDURAL RULES & BY-LAWS
(Carried from Reorganization Meeting)**

Upon motion of William Martin, seconded by Dan Olivier, all ayes, the Board approved its Procedural Rules and By-Laws for the year 2014.

4. MINUTES: The **Minutes of 1/19/14 Reorganization/Regular meeting** were tabled on motion made by William Martin, seconded by Dan Olivier and carried unanimously.

5. CORRESPONDENCE:

1. Report of Louis Raimondi, Brooker Engineering, dated 12/31/13 RE: Diamond Financial;

2. Memorandum of Burgis Associates dated 1/9/14 RE: Diamond Financial;

3. Letter from Gregg A. Padovano, Esq. dated 2/3/14 RE: Center Square, in response to Mr. Raimondi's comments;

6. RESOLUTIONS: None

7. PENDING NEW BUSINESS:

1. **Diamond Financial, LLC - Block 2001, Lots 39, 44 & 45 - Application for two-lot, Minor Subdivision** - Carried to next meeting at request of applicant.

2. **Center Square, 301 Center Avenue, Block 808, Lot 3** - See below.

8. VOUCHERS: \$8,940.00 - A motion to approve Vouchers totaling \$8,940.00 was made by Keith Doell, seconded by Dan Olivier and carried unanimously on roll call vote.

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS - None
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. **First Westwood Partnership, Managing Agent for 301 Center Property, LLC; Center Square 287 - 301 Center Avenue, Center Square, Westwood, NJ - Block 808, Lot 3** - John J. Lamb, Esq. represented the applicant. Mr. Lamb stated they are

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proposing an amended preliminary and minor site plan, but they are not changing the footprint of the building. The footprint is not being expanded under this application. Three areas are being focused on Mr. Lamb explained. They are fortunate to have a medical group looking to expand their practice, and they are seeking to convert a permitted retail use/space to permitted medical use/space, triggering a parking requirement. Mr. Lamb elaborated. A total of 13 spaces is now required. They will create new spaces on the exterior by taking space away from the walkway in front, leaving a deficiency of two spaces. There was already a deficiency, and this will be improved on the overall facility, by decreasing the number of non-conforming spaces. One parking spaces will be lost on Center Avenue. The sidewalks will be replaced with Belgium block.

Ms. Mancuso commented there was a review letter by Mr. Raimondi dated 1/29/14. This would be addressed during the testimony of the engineer, Mr. Eichenlaub.

Bruce Meisel, principal member of the LLC applicant and property owner, was sworn in. Mr. Meisel stated he has extensive experience in parking in downtown Westwood. Westwood Ophthalmology was about to move out of town, as they grew out of their space, but they expanded into the space next door. He showed the spaces for the shopping center and how he planned for the changes. Taking 11 spaces that are presently turning over every hour for 12 hours will accommodate about 130 patrons. They are not losing any spaces or lanterns on the street and will be replacing the sidewalk with Belgium block. Wasted space will be converted to parking.

Board questions followed. Mayor Birkner commented he would like to see protective bollards. Mr. Meisel indicated he would be planning the landscaping with Mr. Snieckus, and would add bollards.

Richard Eichenlaub, RL Engineering, Licensed Professional Engineer, was sworn in and accepted. Mr. Eichenlaub testified as to current site conditions and his proposed plan. All the landscaping along with westerly side the parking lot will be replaced. They are shifting the curb line. From the easterly line of the sidewalk there is 5'; 2' will be for overhang, and the rest will be landscaping. Mr. Bonsignore questioned the figures and expressed concern of cars going over the overhang.

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There will not be any wheel guards, Mr. Eichenlaub stated, but there will be a curb. Mr. Bonsignore expressed concerns about the length of the curb. Also, will there be access to the ATM and the response was yes. The doctor's office will be reconstructed.

Mr. Eichenlaub clarified his foregoing testimony in summary. Presently along Fairview Avenue they are removing one space to create two handicapped spaces. Along the North side they are creating a loading space in the place of one parking space, leaving four spaces there. Along the West wide of the building, there are presently 22 spaces; they are increasing that to 35. The difference is 13 spaces. They have 11, since they are losing two. There are no changes along the southerly or easterly parking lot or bank of spaces along the northerly parking lot.

Mr. Eichenlaub addressed comments of the Board Engineer dated 1/29/14. The additional catch basins were proposed. The increase in impervious coverage is only 900 sq. ft. A total of six underground seepage areas are around the site. Site Plan comments were addressed.

Eve Mancuso had questions needing clarification regarding the overhang area, asking how that would be handled. Mr. Eichenlaub responded it would be mulched, and basically a planting bed. Ms. Mancuso asked for a planting plan. Mr. Meisel advised he would work out the plantings with Mr. Snieckus. Mr. Lamb advised the applicant is agreeing to a condition that the landscaping be approved by Mr. Snieckus. Mr. Mancuso outlined the buffer the Board would be seeking. As for the concrete apron and sidewalk, is there a plan to eliminate them, she inquired. Mr. Eichenlaub explained there would be a 6" concrete apron and sidewalk. Next, Ms. Mancuso inquired about lighting. It was stated that lighting would be reused and shifted. As for architectural plans, an elevation of the exterior basement entry should be provided. She asked if they proposed any differential in signage. Mr. Meisel explained the doctors may want to have a sign over their entrance. Sign variances will be needed. Are they confident the underground seepage systems were adequate, Ms. Mancuso inquired. Mr. Eichenlaub stated they were confident any additional runoff would be accommodated.

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Mr. Martin questioned the outside stairs. He expressed concern the area is much larger than is shown on the plan. The applicant acknowledged it was larger than shown and necessary. This would be addressed by their architect. (Chairman Hodges departed for a water emergency at 9:15 pm. Vice-Chairman Cerruti acted as Chair)

Vincent J. Cioffi, Licensed NJ Architect, was sworn in and accepted. Mr. Cioffi testified and addressed Mr. Martin's concern about the basement entry being larger and how it would affect the current walkway that exists. Details of the stairs were provided. Mr. Martin asked if it were to be fenced in. Mr. Meisel did not plan it at present. The stairs would 20' long and 3' wide. Mr. Bonsignore commented we are dealing with a site plan; not approving stairs. Mr. Lamb advised they have to comply with the Building Code. Mr. Eichenlaub summarized the dimensions.

There were no further questions, comments or discussions. A motion for approval was made by Keith Doell and seconded by Thomas Constantine. On roll call vote, Mayor Birkner, William Martin, Thomas Constantine, Dan Olivier, Richard Bonsignore, Ann Costello, Keith Doell, Councilmember Bicocchi, and Philip Cerruti, Acting Chair, voted yes.

10. DISCUSSION:

1. Ed Snieckus - Cell Tower Ordinance update taken first, as the Planner is not required for the following application. Mr. Snieckus referred to his handout a draft dated 2/27/14

Amendment to Chapter 195, Sections 138-147 - Part 4 Supplementary Provisions, Article XVI, Wireless Telecommunications Towers and Antennae's, is hereby amended and supplemented in the following particulars.

Mr. Snieckus called attention to the two changes on Page 5: Par. N - Multiple antenna/tower plans to provided that applications for approval of multiple sites shall be given priority in the review process "of all towers and/or antennae sites". Further, under Permitted uses, Par. A - the following was added: within the H "or CO" Zones... and "In all cases preference shall be given to municipal sites for wireless telecommunication antennae".

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Board comments followed. Mr. Randall confirmed with Mr. Snieckus it was consistent with the Master Plan and he was seeking the Board's approval of the changes.

A motion to recommend the changes to the Mayor and Council was made by Mr. Bonsignore and seconded by Mr. Cerruti. On roll call vote, all members voted yes.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:40 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary