

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/PUBLIC MEETING
MARCH 14, 2013**

APPROVED 4/11/13

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/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
Thomas Constantine
Daniel Olivier
Richard Bonsignore
Councilmember Ray Arroyo
Philip Cerruti, Vice-Chairman
Jaymee Hodges, Chairman
Ann Costello (Alt. #1)
Keith Doell (Alt. #2)

ALSO PRESENT:

Steven Paul, Esq. appeared on behalf of
Thomas Randall, Esq., Board Attorney
Ed Snieckus, Burgis Associates, Board Planner
Eve Mancuso, appeared on behalf of
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: None

4. MINUTES: The **Minutes of 2/14/13 and 2/28/13** were approved on motions made, seconded and carried unanimously on roll call vote.

5. CORRESPONDENCE:

1. **Memo of Robert S. Hoffman, Borough Administrator, dated 3/6/13 RE: Contact with Borough Attorney and Labor Counsel;**

2. **Letter from Andrew S. Kohut, Esq. of Wells Jaworski, dated 3/11/13, RE: Lipkin Properties, LLC,** requesting confirmation that an extension of the approval is not required at this time due to the Permit Extension Act or grant a six (6) month extension - Chairman Hodges commented as per Armand Marini, Construction Code Official, and upon the advice of Board Attorney Thomas Randall, Esq., that all future Resolutions would include language regarding automatic extensions under the Permit Extension Act, P.L. 2012 c.48, which modified the Permit Extension Act of 2008, P.L. 2008, c.78.

6. RESOLUTIONS:

1. **Ginger and Cream of Westwood, Inc., 356 Center Avenue, Block 807, Lot 16 - Site Plan with "C" Variance -** The Board Attorney read the Resolution of Approval into the record. On discussion, Chairman Hodges noted that the Permit Extension Act language should be added as discussed. Attorney Paul advised he would add same. A motion for approval was made by Ann Costello and seconded by Dan Olivier. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner, Thomas Constantine, Philip Cerruti, Dan Olivier, Richard Bonsignore, Ray Arroyo, Ann Costello, Keith Doell, and Jaymee Hodges voted yes.

7. PENDING NEW BUSINESS:

1. **JTZ Holdings, LLC - 313 Broadway - Minor Site Plan Approval -** Ed Snieckus advised the application for a realtor office at this site was recently submitted, but reports were not yet rendered. This should be listed at the next Worksession meeting. There were questions about the use in connection with the apartments on the second floor, but it was determined that the Planning Board does have jurisdiction. Mr. Snieckus would advise applicant's attorney to publish and serve notice, as it may turn in to a public meeting that evening.

(WWPB 3/14/13 Regular Public Meeting Minutes)

8. VOUCHERS: A motion to approve vouchers totaling **\$5,687.50** was made by Thomas Constantine, seconded by Dan Olivier 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

NONE

10. DISCUSSIONS:

1. Ordinance Sections 195-198C and H - Sign Regulations - Color of Signs - Mr. Snieckus gave an overview that there would be three permissible colors proposed, and those colors would be gold leaf, black or white. A member of the public, Daniel Koch, a professional sign artist, came forward and commented that black is not a good color on its own unless you have a white background, because there is glare. There should not be a limitation on colors. It should be attractive, but not have the monotony of everyone displaying the same color. Many business owners coming into Westwood are concerned about the color limitations. They will move on to another town. He has received several calls about this. Mr. Koch also commented the height of the signs is too low.

Wall colors were also discussed. Mr. Snieckus stated wall colors can be any color, but are limited to three. Window signs can only be those three colors. The Board discussed allowing four colors. Mr. Martin commented about information overload in the downtown area and people should be able to easily read window signage. Mr. Koch spoke about the importance of colors. Mr. Cerruti suggested removing gold leaf and adding four colors, including black and white. Mr. Koch said using black on the glass is not good and cannot be seen. Four light colors would be better. The Board commented black or white do not have to be used. They are optional. Ms. Costello inquired about allowing the colors of business owners' logos, but limiting the size. A discussion ensued regarding iridescent colors, which the Board felt should not be permitted. Mr. Martin commented four colors are more than enough. Mr. Doell agreed. This would be the same for window signs and wall signs. Mr. Snieckus would return in two weeks with the amendments.

(WWPB 3/14/13 Regular Public Meeting Minutes)

2. Ordinance Section 195-42 - Total Surface Coverage - Ed Snieckus distributed the proposed ordinance amendment and discussed the definition and phrasing of total surface coverage. He reviewed from the prior meeting. Gravel can become impervious coverage when driven over repeatedly. They came up with a total surface coverage definition to control stones and gravel surfaces and paving by including them in the definition. He asked if the Board would want to recommend this amendment to the Mayor and Council. Board commentary followed. A motion to resubmit and re-recommend this to the Mayor and Council was made by Richard Bonsignore and seconded by Keith Doell. On roll call vote, all members voted yes.

3. Section 195-130 - Private Garages - Mr. Snieckus explained that for every new, single-family, detached dwelling a one car garage would be required for homes with up to three bedrooms, and a two-car garage would be required for homes with more than three bedrooms. He would put in the word "new" and define it. If this was satisfactory, he would return at the next meeting with the amendment. Mr. Martin did not think adding "new" would work, and all homes should be subject to these garage provisions. This would be discussed again at the next meeting.

11. 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**