

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

APPROVED 5/22/14

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: Daniel Olivier
Richard Bonsignore
Philip Cerruti, Vice-Chairman
Jaymee Hodges, Chairman
Yash Risbud (Alt. #2)

ALSO PRESENT:

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

ABSENT: Mayor Birkner (excused absence)
William Martin (excused absence)
Councilmember Robert Bicocchi (excused absence)
Thomas Constantine (excused absence)
Ann Costello (excused absence)
Keith Doell (Alt. #1) (excused absence)

4. MINUTES: The **Minutes of 1/19/14 Reorganization/Regular meeting & 2/27/14 Regular meeting** were approved on motion made by Dan Olivier, seconded by Yash Risbud and Phillip Cerruti respectively, and carried unanimously.

(WWPB 3/27/14 Minutes)

5. CORRESPONDENCE:

1. Procedural Rules & By-laws - Hard copies to be distributed;

6. RESOLUTIONS:

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. and the applicant were present. Board Attorney Randall read the Resolution of Approval into the record. On review and discussion, clarifications were made. A motion to approve the Resolution was made by Richard Bonsignore and seconded by Dan Olivier, as clarified. There were no further questions, comments or discussions. On roll call vote, Phillip Cerruti, Dan Olivier and Richard Bonsignore voted yes.

7. PENDING NEW BUSINESS:

1. **Diamond Financial, LLC - Block 2001, Lots 39, 44 & 45 - Application for two-lot, Minor Subdivision** - Mr. Snieckus and Mr. Raimondi submitted review letters dated 3/27/14 and 3/24/14 respectively. Being there were no representatives of the applicant present, the Chairman did not see any reason to discuss the application in their absence.

Mr. Snieckus commented his review was complete, but there was a question as to exactly what type of application this was-- a minor or major subdivision. A discussion with the applicant's attorney as to the title of the application for their notice was suggested by Mr. Snieckus. Mr. Raimondi also had some concerns, stating it was complete in his opinion. Mr. Bonsignore asked if this was published or served per the 200' list. There needs to be a discussion with and determination by their attorney as to whether the list is inclusive of all property owners within 200'. They should notice all lots within 200' of the four lots. Applicant was calling it a two-lot subdivision, but it may be a four-lot subdivision. Mr. Randall will contact the applicant's attorney. Mr. Raimondi commented his review considered it a major subdivision.

The matter was tabled to the 4/10/14 meeting.

(WWPB 3/27/14 Minutes)

8. VOUCHERS: \$4,447.50 - A motion to approve Vouchers totaling \$4,447.50 was made by Phillip Cerruti, 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

10. DISCUSSION:

A brief discussion ensued about stilted buildings in the flood zone areas of Westwood.

Mr. Bonsignore asked if there were any plans for redevelopment of vacant land in the Borough. Mr. Snieckus responded he attended an informal meeting and is awaiting direction from the Council.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 8:40 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary