

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
REGULAR PUBLIC MEETING  
July 25, 2013**

**APPROVED 10/24/13**

**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 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 (arrived approx. 8:25 pm)  
William Martin (arrived approx. 8:44 pm)  
Daniel Olivier  
Richard Bonsignore  
Councilmember Ray Arroyo  
Philip Cerruti, Vice-Chairman  
Jaymee Hodges, Chairman  
Ann Costello (Alt. #1)  
Keith Doell (Alt. #2)

**ALSO PRESENT:**

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

**ABSENT:** Thomas Constantine (excused absence)

**4. MINUTES:** The **Minutes of 6/13/13** were approved on motion made by Ray Arroyo, seconded by Ann Costello and carried unanimously on roll call vote.

**5. CORRESPONDENCE:**

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1. **Report from Brooker Engineering dated 6/26/13, RE: Ginger & Cream, 368 Center Avenue;**

2. **Memo of Burgis Associates, dated 7/12/13, RE: Pascack Valley Wound Care Center, 270 Old Hook Road;**

3. **Memo of Burgis Associates, dated 7/17/13, RE: Ginger & Cream, 368 Center Avenue;**

6. **RESOLUTIONS: NONE**

7. **PENDING NEW BUSINESS: None**

8. **VOUCHERS: \$4,945.00** - a motion to approve Vouchers totaling \$4,945.00 was made by Richard Bonsignore, 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

1. **Ginger & Cream of Westwood, Inc., 368 Center Avenue, Block 807, Lot 15** - John J. Lamb, Esq., of the law firm Beattie Padovano, LLC, represented the applicant. Architectural Plans made by Vincent Cioffi, AIA, dated 5/18/13 were submitted. Mr. Snieckus stated that the Checklist had been submitted, per his review letter dated 7/17/13. Mr. Lamb advised the application is similar to the previously approved 350 and 356 Center Avenue applications, whereby an older house is being fixed up and converted to retail use. The only thing they are doing here is adding a handicapped ramp. Retail use is permitted in the zone, but they must provide this handicapped ramp by law. This will cause a violation of the side yard setback, and they require a parking variance. They propose to move their outlet store on Irvington Street to this location, as they have outgrown that space. The owner will testify they will have one employee and one customer on site in connection with parking. Further, they just submitted the survey called for in Mr. Raimondi's review letter of 6/26/13, and they will also offer testimony as to a single sign.

Sue Bahng, applicant, 368 Center Avenue, was sworn in. Mr. Lamb questioned the witness. She currently lives at the site of the application, and she will move around the corner to the

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Irvington Street site, which is currently the outlet store, so that she may relocate the outlet store to 368 Center Avenue, to have extra space on the ground floor. The 350 site, selling woman's clothing, shoes and accessories, is almost complete, and the site at 356, selling woman's plus sizes, is 40% finished. The expectation for the completion of 368 Center Avenue is approximately the end of October. It is not a high traffic, high volume store, so she expects only about one customer and has one employee. Parking is available on the street on both sides and in the municipal parking lot a half block away. A ground sign would be sought, which creates a more quaint appearance and is consistent with her other stores. Ms. Bahng submitted photographs depicting the sign at 350, which she would copy. She is seeking synergy among the stores. Mr. Lamb had no further questions.

Questions by Board Members of Ms. Bahng followed. Ms. Costello inquired about the colors of the sign, and the response was a burgundy theme was chosen. Mr. Cerruti asked about the size of the sign, and Mr. Lamb indicated Mr. Cioffi would testify as to the sign dimensions.

Vincent Cioffi, AIA, Licensed NJ Architect, was sworn in and accepted. His plan was dated 5/8/13. Mr. Lamb distributed a revised plan, revised to 7/25/13, marked Exhibit C. They also received and distributed an updated survey, last revised 7/25/13, marked Exhibit D. Mr. Cioffi updated the front, rear and side yard setback numbers per the survey, as well as the impervious coverage, on the revised plan. Mr. Raimondi's comments per his report were satisfied. The safety feature for the handicapped ramp comment was addressed by adding guardrails and hand rails. The sign plan showed the sign location and was marked Exhibit E. They tried to keep all the ground signs in line and oriented in the same manner. To take advantage of the corner site, they would set back the sign 3-1/2' on the Irvington side also, and there is no site impairment with the sign placement in this manner. There would be no detriments. Mr. Lamb had no further questions of the witness.

Mr. Snieckus commented a revision should be made for the free-standing sign to be 5' from each street. The handicapped parking space is to be determined by the Zoning Official. Mr. Snieckus commented as to the landscaping, inquiring if any would be removed. Mr. Cioffi responded he did not believe there was

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any shrubbery present there. Mr. Lamb commented if any shrubbery or plantings were at the site of the handicapped ramp, that they would be relocated. Mr. Cioffi agreed. He also described the controlled, architectural lighting planned for the front door and to light the ramp, which barely encroaches on the other property. There would also be spillage from #356. It was agreed that Mr. Raimondi and Mr. Snieckus would look at this and make the lighting plan a condition of any approval.

Mr. Raimondi noted the stairs at the rear entrance, at landing of the handicapped ramp was not protected, and someone in a wheelchair could fall down the stairs. Mr. Cioffi indicated although it was not a primary entrance, he would put a safety gate across the stairs. Mr. Olivier asked about the interior, and Mr. Cioffi responded the interior would be made handicapped accessible as well, and they would remove the kitchen. Mr. Bonsignore asked about the exterior of #350, commenting there is all new sheathing. Mr. Cioffi commented the problem was they discovered there was absolutely no sheathing at all, so additional work was required. Mr. Martin questioned Mr. Cioffi about fire suppression system, especially in connection with the handicapped ramp, which he addressed.

There were no further questions, comments or discussion, and none from the public. Mr. Lamb gave closing comments. The use is conforming to the zone and is less intensive, and they are adding a handicapped ramp. It is the third application in this boutique area.

A motion for approval was made by Ann Costello and seconded by Phillip Cerruti, with the conditions as stated. There were no further questions, comments or discussions. On roll call vote, Mr. Cerruti, Mr. Olivier, Mr. Bonsignore, Ms. Costello, Mr. Doell, Councilmember Arroyo, and Chairman Hodges voted yes.

**The Board took a recess from 8:58 to 9:05 pm.**

**2. Pascack Valley Hospital, LLC, d/b/a Hackensack UMC at Pascack Valley Acute Care Hospital, 250 Old Hook Road, Block 2001, Lot 65** - Bruce Rosenberg, Esq. of the law firm Winne Banta, Esqs., represented the applicant. Mr. Snieckus commented the applicant was deemed complete. Per his 7/12/13 report, applicant requested certain waivers, particularly a waiver from wetlands delineation. He believed there were no wetlands and

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also deferred to Mr. Raimondi, who questioned whether the Board can waive a DEP requirement. Mr. Randall advised the Board may grant that waiver. Mr. Snieckus continued and gave an overview of his comments.

Mr. Rosenberg presented the application for a wound center and hyperbaric chamber facility and an existing office building. They would include a handicapped ramp and a pad for oxygen. Mr. Martin questioned whether there were any plans. Mr. Randall, Mr. Snieckus and Mr. Raimondi were the only ones in receipt of plans. Mr. Rosenberg had additional sets and distributed both full and reduced sets to the Board. The Site and Grading Plan by PDS Pomaerico Design Studio, Goldman Copeland Associates, PC and Civil Engineer Dresdner Robin, dated 4/15/13, revised to 5/17/13, was marked Exhibit A.

Raymond Rasa, Senior Vice President of Condessa Healing, 270 Old Hook Road, Westwood, NJ was sworn in. He was familiar with the type of facility, and his company was experienced in wound care and hyperbaric chambers and was hired by the hospital for this type of treatment. There is a tremendous epidemic in diabetes, and typically non-healing wounds. The wound could be vascular, from poor blood flow, infection, or poor managed diabetes. Here, a patient would get a full, comprehensive assessment and the most advance care they need for the treatment of these types of wounds. Unfortunately 7.2% of the population in NJ has diabetes, and this is growing each year, Mr. Rasa added, noting 2% of the public will develop chronic, non-healing wounds.

Mr. Rasa explained that hyperbaric oxygen therapy is approved by Medicare for wound care. The patient is breathing in 100% oxygen, and the benefit is improved blood flow rapidly to reach the wounds. It stays for two hours after treatment. Every fluid in your body is hyper-oxygenated promoting cell growth and healing. This is done for two hours per treatment, with 30 treatments. Chairman Hodges asked if this benefits smoke inhalation and burn victims, and the response was yes. Mr. Rasa added it is also used for scuba divers experiencing the bends. It was established it has more uses other than just for diabetes. There will be a waiting room, nursing stations, and doctors' offices, with the actual tank located in the rear of the parking lot, hidden from the road by an 8' high fence and plantings. It would be aesthetically pleasing. There will be

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enough room to put a stretcher in there as well. Every two weeks a truck will arrive before or after hours and fill up the oxygen tank just as you would do with an oil tank. All fire safety codes would be complied with. They are pretty common. The architect would give all details. They are hoping to have eight to 20 patients per day. It will be very light on the parking, with about two patients per hour.

Mr. Snieckus inquired about the need for an 8' fence vs. a 6' fence. Mr. Raimondi had questions about parking. Those questions would be addressed by the architect. Mr. Bonsignore asked about the unmanaged diabetes. Mr. Rasa explained many patients wait until there is a severe infection before coming in, and if seen by a doctor that does not specialize in wound care, unnecessary amputations may occur. The doctor must be an expert in wound care. Mr. Cerruti had certain questions.

Applicant's licensed architect, Richard A. Kelly, 181 Main Street, was sworn in, qualified and accepted. Mr. Raimondi requested a parking schedule. Mr. Kelly indicated he would provide same in the future and proceeded to testify as to the plan. They are proposing down lighting from the canopy to allow illumination during the darker times of the year. The handicapped spot would also be covered with a canopy. The oxygen tank would be 15' 9" tall, and 6'6" in diameter. This was similar to the one at HUMC Pascack Valley Hospital. The equipment would be shielded from neighboring properties and Old Hook Road. The fence would be cleared from grub and there would be a non-combustible, manicured lawn area.

Photo simulations prepared by Mr. Kelly were marked A2 and described. The hospital is not proposing any new building signs, just canopies. Another photo board was described with a view traveling westbound on Old Hook Road, showing nothing will be visible. Vehicles traveling eastbound would also be shielded from seeing the tank. Mr. Raimondi asked if there would be a change in existing directional signs. Mr. Kelly imagined the directional signs would be changed to include this site. The panel size would not be changed at all, it was stated. Mr. Rosenberg brought up a possible variance for off loading. Mr. Kelly testified presently there is no existing loading area, so they would be requesting relief from the requirement. Mr. Snieckus asked about additional landscaping. Mr. Kelly responded they would be happy to add same as the Board directs.

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Mr. Rasa was called back to respond to Mr. Raimondi's inquiry about the employees' parking requirement and schedule. They would start with about four full-time employees, working up to six by the end of the year, throughout the course of the day. Those employees will be directed to park on the main hospital grounds, leaving parking on the sides of the building open for patients. Mr. Rasa added the facility would run 9:00 a.m. to 5:00 p.m., with two patients per hour for the hyperbaric chamber, and two-to-four per hour receiving general wound care, if at capacity. The doctors would also park off site. Mr. Raimondi was concerned if the lot would be able to accommodate the patients. Mr. Rasa said there is a women's health center upstairs, and he did not anticipate parking to be a problem at all. The entire building is by appointment only, and their appointments are staggered he added.

Questions by Board Members and Professionals followed. The Mayor expressed concern about whether two handicapped spots were sufficient. He doesn't see the lot full, and it appears there would be room for additional spots. Mr. Kelly responded it would make sense to add one or two additional handicapped spots. Mr. Randall suggested a six-month review by the engineer. Mr. Rosenberg advised they had no issue to adding that as a condition of any approval or they would just add two spots. They would be happy to work with Mr. Raimondi and Mr. Snieckus regarding same. Mr. Doell had questions about the parking as well. Mr. Martin commented he did not see there would be a parking problem or the need for more handicapped spots, and he suggested complying with the ADA requirements, which they already have, and at their own discretion, assign spots for patient drop off. Councilman Arroyo commented they are the experts for the parking needs and agreed with Mr. Randall's suggestion for a six-month review or Mr. Martin's suggestion. Mayor Birkner supported the six-month review, as did Mr. Bonsignore.

Mr. Snieckus commented there is a striped space in the rear, near the handicapped space, and asked if they could put another spot on the other side, sharing the striped space. Chairman Hodges commented that might satisfy the Board's concerns for three handicapped spots. Mr. Snieckus commented they should take a look at the Code to make sure they are in compliance. Mr. Olivier asked how many other hospitals offered

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this service. Mr. Rasa named a few, including Hackensack. An ambulance would be scheduled and no signage was needed for same. Mr. Cerruti asked about compliance with fire protection. Mr. Kelly advised the facility complies. Nothing additional needed to be added. The building has a suppression system.

Mr. Rosenberg had no further questions. Ms. Costello, in looking at the plan, had a question about the area where the patients would be brought in to the chambers on stretchers. Councilmember Arroyo inquired when they would open, and the response was hopefully in November. Chairman Hodges asked how often they receive an oxygen delivery, and the response was one to two times per week, before and after business hours. He inquired about parking a car on the spill pad, commenting the pad must be totally dedicated to the parking space. Will the piping be secured and insulated, the Chairman inquired. Mr. Kelly said they are insulated.

Albert Sonerka, AGL of Clifton, current oxygen supplier of the hospital, was sworn in. He explained fully about the vaporization process. The entire facility, including the piping is enclosed in the fencing area. Mr. Snieckus commented the plan should definitely be revised to show this. Mr. Rosenberg represented the plan would be revised accordingly. Mr. Martin asked if there was any ice buildup on the tank. The response was there is a de-icing process, and they switch back and forth between two tanks to allow for defrosting.

Mr. Snieckus reviewed the variances and commented accessory structures up to 10' are permitted. Canopy extensions and number of signs on the canopy require variances. Depending on the coverage, there may be a variance, Mr. Rosenberg answered. Mr. Kelly responded the letters would be below the 12' allowed. As for landscaping, Mr. Snieckus was going to ask for screening on the side of Care One, but from the exhibits, they are screened from view. He asked for the full sq. footage of the building. 13,110 sq. ft. was the response. This equals one space for every two persons. Mr. Snieckus suggested a sidewalk, and applicant agreed. Mr. Raimondi had questions for the engineer, but applicant's engineer, Dresdner Robin, was not available. Mr. Rosenberg respectfully requested a conditional approval with any requirements or concerns of Mr. Raimondi to be addressed. Mr. Rosenberg added if this lot were ever severed,

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they would give a cross-access easement. Applicant's Engineer would call Mr. Raimondi.

There were no further questions, comments or discussion, and none from the public. Mr. Rosenberg gave closing comments and respectfully requested an approval. A motion for approval was made by William Martin and seconded by Ann Costello. On roll call vote, Mayor Birkner, William Martin, Phillip Cerruti, Dan Olivier, Richard Bonsignore, Ray Arroyo, Ann Costello, Keith Doell, and Jaymee Hodges voted yes.

**10. DISCUSSIONS: NONE**

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 10:38 p.m.

**Respectfully submitted,**

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