

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
WORKSESSION/REGULAR PUBLIC MEETING  
SEPTEMBER 4, 2014**

**APPROVED 9/18/14**

**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 **Worksession/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:** William Martin  
Daniel Olivier (arrived approx. 8:08pm)  
Philip Cerruti, Vice-Chairman  
Jaymee Hodges, Chairman  
Councilmember Robert Bicocchi  
Ann Costello  
Yash Risbud (Alt. #2)

**ALSO PRESENT:**

Thomas Randall, Esq., Board Attorney  
By Steven Paul, Esq.  
Ed Snieckus, Burgis Associates, Board Planner  
Louis Raimondi, Board Engineer

**ABSENT:** Mayor Birkner (excused absence)  
Thomas Constantine (excused absence)  
Richard Bonsignore (excused absence)  
Keith Doell (Alt. #1) (excused absence)

**4. MINUTES:** The Minutes of the **7/10/14 & 8/14/14 meeting** were tabled until the public meeting on motion made by William Martin, seconded by Ann Costello, and carried unanimously.

(WWPB 9/4/14 Minutes)

**5. CORRESPONDENCE:**

1. Procedural Rules & By-laws - Carried to the next meeting (awaiting hard copies);

2. Report dated 8/4/14 from Louis Raimondi RE: Maxim Self Storage - 25 Sullivan Street;

**6. RESOLUTIONS:**

1. **Maxim Self Storage, 25 Sullivan Street, Block 2110, Lot 1 - Major Site Plan** - Tabled to the next meeting;

**7. PENDING NEW BUSINESS:**

1. **Millennium/Care One at Valley, 300 Old Hook Road - Amended Site Plan and Variance** - To be heard by the Zoning Board of Adjustment;

8. **VOUCHERS:** A motion to approve Vouchers totaling \$5,476.25 was made by Robert Bicocchi, seconded by Yash Risbud 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. DISCUSSION:**

1. **Memo by Ed Snieckus, Burgis Associates - Proposed amendment to Article XIV, Section 1, Article VI - Terminology - Definitions - discussion by Ed Snieckus** - The following additional definitions were proposed: Medical office, Urgent Care Center and Retail Care Clinic. Mr. Snieckus explained, in the Land Use Ordinance, it calls out specific uses, and anything not mentioned is not permitted in the zone. One item that came up was the definition of medical office. Medical offices are permitted in certain zones. A use on the horizon is an urgent care center. In an effort to help define that for the Zoning Officer, he prepared a draft with definitions.

(WWPB 9/4/14 Minutes)

Questions and comments followed. Councilman Bicocchi thanked Mr. Snieckus for his Memo and for defining what the Borough wants to do. Ann Costello requested certain clarifications, which Mr. Snieckus addressed. Mr. Martin commented it is good we are inserting this in the Ordinance, since it is missing from the definitions and falls under Professional Office. He questioned what category an outpatient care center would fall under. That would be Medical Office or in the HSO Zone was the response. Mr. Snieckus added what is very important now is to talk about the definitions. Mr. Martin asked Mr. Snieckus to add to the last line, "shall not include outpatient care facilities", so it is not part of Medical Office. If they are looking at specific zones, Mr. Snieckus would come back. He is comfortable with separating Medical Office from Retail Care Clinic. The Board requested that Mr. Snieckus investigate the zones themselves.

Bruce Meisel came forward from the public and stated it is important to move forward with this tonight. He commented on the definitions and suggested moving forward with Medical Office and table Retail Care Clinic.

A motion to recommend the definitions, as amended, to the Mayor and Council was made by Ann Costello and seconded by Yash Risbud. On roll call vote, all members voted yes.

**2. COAH Update** - Mr. Snieckus advised the Board that COAH will have new rules in October. He would prepare a proposal with respect to those new rules.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 8:45 p.m.

**Respectfully submitted,**

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