

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORDSESSION/REGULAR PUBLIC MEETING
June 9, 2016**

APPROVED 6/23/16

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 (arrived 8:30pm-excused)
Thomas Constantine
Ann Costello
Beth Dell, Councilmember
Jaymee Hodges, Chairman
Yash Risbud (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Ed Snieckus, Burgis Associates, Board Planner*/
Kathryn Gregory, Board Planner (*departed 8:50pm)
for Center Square Application
Louis Raimondi, Board Engineer

ABSENT: Mayor John Birkner (excused absence)
Dan Olivier, Vice-Chairman (excused absence)
Keith Doell (Alt. #1) (excused absence)

The meetings of 4/14/16, 4/28/16, 5/12/16 & 5/28/16 were canceled due to lack of applications to process.

(WWPB 6/9/16 Minutes)

4. MINUTES: The Minutes of the **3/24/16 Meeting** were approved on motion made by Thomas Constantine, seconded by Ann Costello and carried unanimously on roll call vote.

5. CORRESPONDENCE:

1. Westwood Historic Preservation Committee Annual Report
- distributed by Councilwoman Beth Dell.

6. RESOLUTIONS: None

7. PENDING NEW BUSINESS: None

8. VOUCHERS: \$1,475.00 - A motion to approve Vouchers totaling \$1,162.50 was made by Thomas Constantine, seconded by Ann Costello and carried unanimously on roll call vote.

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS - NONE

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in.

1. Concept plan - 4 Georges Leather Goods, 725 Broadway -
John Schepisi, Esq. represented the applicant, 4 Georges LLC, This is the third property in from the Hillsdale border, Mr. Schepisi explained. Mr. Georges owns the property and wants to clean out the building, refurbish it and do leather goods with light manufacturing products. 25% would be retail and 75% would be light manufacturing and teaching leather--all related to the leather industry. They went before the Mayor and Council, who liked the concept and suggested they appear before the Planning Board. Steve Lydon came up with a conclusion they disagree with. Before they spend money on plans, etc., they want to see if the Planning Board likes the project. This will be the first project in the North Broadway area, cleaning up that area of the town. If liked, they will go to the next step and make an application with Mr. Marini and Mr. Lydon and will reconsider his comments.

Mr. Snieckus commented the use that is being proposed is in the LB1 Zone which permits retail sales of durable products, which is something that lasts, and the question is does that apply to leather goods. The Board could possibly hear from the applicant. This is not an interpretation, which goes to the Zoning Board. It is a concept to get reactions from the Board. It is not necessary to swear in the witnesses.

(WWPB 6/9/16 Minutes)

Jack Georges came forward. He is 58 years old and lives in Woodcliff Lake. He was thinking of opening up this concept, which would be nice addition to Westwood and that area. The concept is to take leather products and convert them into furniture, pocketbooks and wearable items. Mr. Snieckus had questions of the witness. They are looking at 5-7 employees and about 13 parking spaces. Outside he would reinforce the foundation and inside renovations would be made.

There would be seminars once a week for about 6-7 designers to learn the concepts. There will be no heavy machines. Deliveries will be by UPS or Fed Express. No heavy trucking. No treating of leather. Eventually there may be reupholstering, but it would be very simple in the beginning.

Mr. Hodges inquired as to whether the Board would hear this. Mr. Snieckus commented they were here to see if the Board had any comments. If this were a permitted use, the Board felt they could hear it. The Board was receptive. Mr. Schepisi thanked the Board and advised they would discuss this with the planner and hopefully come back for site plan review.

2. 134-146 Westwood Avenue & 287-301 Center Avenue - Ed Snieckus recused himself and departed at approximately 8:50 pm. Kathryn Gregory sat in as Planner for the Board. John J. Lamb, Esq. represented the applicant. Bruce Meisel was present. The proposal is to take the existing house on Lot 10, demolish it, and add 21 parking spaces. The garage in the rear of the property would remain. Having said that, the parking lot did not fit on Lot 10, so they had to go 5' on Lot 9 and 4' on Lot 3, to make it fit. That is how their application is presented. They threw in Lots 16 & 17 because they interconnect. There is a farmhouse restaurant being constructed. Parking requirement for the restaurant is an extra 20 spaces because it is over the seating by 25 seats. It is a technical requirement. Either they would have to remove 25 seats or obtain the parking on Lot 10.

Bruce Meisel came forward and was sworn in. He clarified that essentially he was concerned that when the restaurant comes in they will need 20 spaces, and it is not for employees. They are open for breakfast, lunch and dinner. During the day the average customer stays an hour, and basically it is 200 spaces. Mr. Meisel was concerned the restaurant will take away spaces from other businesses and the downtown. He is taking down an

(WWPB 6/9/16 Minutes)

income producing house to put in the parking now to alleviate the parking demand that will become an issue later.

Mr. Randall advised the garage is pre-existing, non-conforming. Parking is permitted, as the garage is to remain. It is not being abandoned. It is a permitted use. Mr. Lamb stated only a portion of the northerly side will be removed. This is a new principal use.

Richard Eichenlaub, RL Engineering, PE, was sworn in and accepted. He prepared the Site Plan dated 5/5/16. He showed the parking and existing house being removed. There are paved and gravel areas and an accessory structure in the very back of the property. That 2 car garage will remain. They will convert the lot to a paved parking lot with access from Fairview Avenue, which will provide for 21 spaces, 9' x 18' (9' x 19' is required). Reducing the length gives them 50'. 19' would require 62', which they do not have. They encroach onto Lots 3 (4') and 9, (5'). There will be curbing around the entire perimeter and seepage pits. His opinion is that there is adequate storm water management on site. Seepage pits were performed. All sand was the result on all. They are increasing the impervious areas. Lot 3 already has a variance of impervious coverage. It is an increase of 216 sf added to Lot 3. To Lot 9 they are increasing 949 sf. and Lot 10 there is an increase of 1,035 sf. They need a variance for rear yard setback. They are reducing building coverage on Lot 10. The intent of the zone plan is to provide parking lots like this. In lieu of using this as a commercial site, they are satisfying the need for parking generated by the new restaurant coming in. One street tree would be removed and replaced. Landscaping was addressed and is not feasible unless parking was removed. They left the back area between the garage and Lot 9 as a gravel area to store snow. In the spring, summer and fall the area could be used as parking as it presently is. There is no other area for landscaping since they are encroaching onto neighboring lots.

Questions of Mr. Eichenlaub followed. Mr. Raimondi had questions on the distance from the new parking lot to the site. All off street parking shall be located on the lot which the principal use is located. Mr. Lamb responded the use is parking for Lot 10. 100% of the lot is permitted to be used as such. There are two section sin the audience. They are not talking about an accessory use, therefore the principal use applies.

(WWPB 6/9/16 Minutes)

Mr. Raimondi asked if the parking should be on Lot 3. Since it is for the principal use on Lot 3, and the ordinance says it should be on the same lot. Mr. Lamb said that is only for an accessory use, not a principal use, so it does not apply. Mr. Raimondi would leave it to the Board.

Ms. Gregory commented in the CPD/SPE zone you could have the parking and there should be separate definition. The definition does not support the intent of the zone and agrees with the applicant's attorney.

Mr. Raimondi continued and reviewed his comments as set forth in his report of 5/31/16. He requested to see the soil and perc tests. They would do a permeability test, Mr. Eichenlaub stated. It is a better and more sophisticated test. Mr. Raimondi would accept that or a certification. Ms. Gregory did not have any questions or comments.

Mr. Martin questioned why so much effort was being put into saving the garage. Mr. Meisel stated it is rented to others in a long-term lease. This is not part of the 21 spaces. The parking is dedicated to the use on Lot 3. But in the future the restaurant may not be there. The lots are held in separate names so as not to merge. Therefore, this is temporary in case the lot is to be used for a future project. Mr. Martin commented the house needed four spaces, and they are losing one space. Ms. Dell asked if the Shade Tree Committee should review this.

Mr. Meisel commented he consults with Mr. Snieckus and would put into a Resolution that Mr. Snieckus approve any landscaping and trees. Mr. Constantine asked if the house is currently rented, and the response was yes. Three trees are being removed on site. One street tree is being replaced. The house on Lot 9 is also a rental. Mr. Constantine asked about the width of the driveway and landscaping. Mr. Meisel said the use in the CBD is parking. Perhaps he could put in a couple of trees behind the fence on the North side on Lot 9. Mr. Constantine commented this should be made part of the application and although the CBD we should always add green area. Mr. Meisel stipulated they will defer to Mr. Snieckus and represents they will put up as much greenery as Mr. Snieckus requires. It is a small detail. It is not necessary to see the plan, just the parking lot plan. Every application they did was subject to the planner to approve the landscaping. Mr. Lamb

(WWPB 6/9/16 Minutes)

commented they would be happy to submit an as-built landscaping plan as a condition of approval. Ms. Dell asked about the 20 spaces at Center Square. Mr. Meisel responded those spaces are essentially for the tenants at Center Square.

The Chairman commented. Mr. Eichenlaub would be away at the next meeting. Mr. Raimondi and Mr. Eichenlaub would confer in advance before the next meeting. The landscaping would not come under the planner. Mr. Eichenlaub departed at approx. 9:40 pm. Chairman Hodges asked where the current employees park. Mr. Meisel responded next to Pascack Theatre or on Bergen Street. There are nine-hour meters on Fairview. There are no illegal employees parking at these meters or the lots. When doctors' offices are closed there are 40 spaces that become open. He was mostly concerned with lunch time. But Hanami on Saturday night filled the lot. Plus you want people to come to the down town and see the parking. There really is not much opportunity to put landscaping in. Perhaps two trees can be put in by the fence. There is no dirt and nothing for a landscaping plan. They could write to Ms. Gregory, and put it in the Resolution.

Mr. Martin commented landscaping is not the only way to beautify a site. If the fence were done properly there could be contextual beauty. People do need to see the parking and where they are headed. He is not particularly concerned with the lack of landscaping on this lot. Mr. Meisel does not want the parking lot concealed as a safety measure. They could put ground cover if there is room.

Chairman Hodges stated they should have Mr. Eichenlaub include the fencing on the plan. Mr. Meisel said he would bring a photo. They would ask Mr. Eichenlaub to bring a design. The Chairman commented he did not think they could bring it to a vote this evening. The Board was under the impression they could bring it to a vote. The Board was ready to vote. Mr. Constantine asked and it was confirmed they would have a chance to review it and it would be made part of the resolution.

The matter was opened to the public, and there were no questions or comments.

A motion for approval was made by Ann Costello, with a 6' fence, a 2' lattice, and landscaping and seconded by Yash Risbud. On roll call vote, William Martin, Thomas Constantine,

(WWPB 6/9/16 Minutes)

Ann Costello, Beth Dell, Yash Risbud, and Jaymee Hodges voted yes.

10. DISCUSSION:

Mr. Constantine commented as to the lack of maintenance and landscaping at the CVS site and Board Chairman would contact Mr. Marini for enforcement.

Councilwoman Dell commented the Shade Tree Committee wants to be consulted on any issues. Mr. Martin stated they are supposed to look at the agenda and come in to look at the plans on file in the Borough Hall. The six departments do this. They are notified as to specific applications. We welcome their input.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:15 p.m.

Respectfully submitted,

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