

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
WORKSESSION/REGULAR PUBLIC MEETING
March 14, 2019**

APPROVED 3/28/19

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: Jaymee Hodges
Mayor John Birkner
Erin Collins, Councilmember
William Martin
Thomas Constantine
Ann Costello
Keith Doell
Yash Risbud
Dritan Xhillari (Alt. #1)
Kristy Dougherty (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Louis Raimondi, Board Engineer
Ed Snieckus, Burgis Associates, Board Planner
(arrived approx. 8:30pm)

ABSENT: Dan Olivier (excused absence)

4. MINUTES: The Minutes of the **2/28/19** meeting were approved on motion made by Thomas Constantine, seconded by Mayor Birkner and carried unanimously on roll call vote by those members eligible to vote.

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5. CORRESPONDENCE:

1. Letter FROM Richard Heck, Heck Realtors, dated 3/5/19
RE: Needed Zoning Changes in CBD/SPE and LB-2 Zones;

2. Memo of Ed Snieckus, Burgis Associates, RE: Master
Plan Review, CBD/SPE Uses;

3. Memo of Ed Snieckus, dated 3/11/19 RE: The Rolling Pin
Cafe, LLC;

4. Report of Louis A. Raimondi, dated 3/4/19 RE: The
Rolling Pin Cafe, LLC;

6. RESOLUTIONS: None

7. PENDING NEW BUSINESS: None

8. VOUCHERS: A motion to approve Vouchers totaling **\$1,435.00**
was made by Yash Risbud, seconded by Dritan Xhillari, 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.

10. DISCUSSION:

1. Rolling Pin Cafe, LLC, 347 Broadway, Block 901, Lots 5 & 6 - Application for Minor Site Plan Approval - (Worksession)
Jeff Bellucci, owner of Rolling Pin Cafe and William Lane, Landlord, appeared before the Board looking for direction from the Board and to determine what was needed for completion of their application. The proposal was to expand into the adjacent retail space for additional seating, with kitchen and food prep area improvements. Mr. Raimondi and Mr. Snieckus had submitted reports dated 3/4/19 and 3/11/19, respectively. Mr. Raimondi addressed his comments, per his report. Mr. Snieckus had not yet arrived, so Mr. Raimondi briefly addressed those comments as well. The application involves two lots, Lots 5 & 6, but Rolling Pin occupies one-half of Lot 5 presently. The kitchen plan needs to be described. The exit drive should be reversed as it narrowly comes out between two buildings. Mr. Snieckus' report was pretty much the same. The applicant did not have any questions of the reports. Applicant had submitted photographs

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with his application. A waiver would be required if they wanted to eliminate floor plans for the second floor and basement. The remainder was self-explanatory. Mr. Martin commented that complete floor plans for all floors and basement are needed. Councilmember Collins asked about flooding behind the building. Mr. Martin asked why Lot 6 is even part of the application, when the Cafe is only on Lot 5 and expanding on Lot 5. Mr. Raimondi said there's an easement to drive through to get the back. The applicant will submit a formal application.

While the Board awaited Mr. Snieckus' arrival, a brief recess was taken 8:30-8:40 pm, when Mr. Snieckus arrived.

1. Master Plan Review per Memo of Ed Snieckus, Burgis Associates, dated 3/14/19, RE: Master Plan Re-examination Review - CBD and CBD/SPE Uses - Mr. Snieckus reviewed his Memo. A summary of existing permitted principal and conditional uses was provided for the Board's review and consideration in outlining specific recommendations for the study. These included recommendations offered from the public. The summary was organized into specific categories, and if uses were similar, they were grouped together.

A summary of recommendations was offered, per the prior Planning Board meeting as follows:

1. Remove the first and upper floor distinction between uses;
2. Expand services uses permitted;
3. Permit restaurants in other areas of the CBD/SPE with limitations as to number of seats to 70 from 50 and no limit on floor area, currently limited to 1,500 sf;
4. Permit upper floor residential uses, with no parking requirement, which is currently not p permitted and parking is required;
5. Update outdoor dining regulations, permitting entire storefront, alcohol in outdoor dining spaces, changing regulations to require only tables be taken in at night, and possibly rooftop dining;

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6. Review fees and escrows for zoning denial appeals;
7. Additional uses for consideration in categories such as:
 - a. Retail: Cabinetry and Kitchen;
 - b. Service: Waxing, eyelashes, make-up studios; Nail salons; Blow dry/beauty-type bar; Tattoo studios; and Locksmith;
 - c. Educational and Lifestyle: Learning center; Exercise & instructional/yoga studios; Arts and crafts; Life coaches; Personal trainer; Weight loss center; Cooking school; Language arts school; Study cafes; and Performing arts spaces;
 - d. Other: Chiropractors; Web design services; and Accountant tax prep.

Other items discussed were:

1. Valet parking;
2. Permit shared parking and ride-sharing service in parking areas;
3. Parking voucher for use of municipal overnight parking;
4. Permitted professional offices on the ground floor;

A letter was received from Richard Heck, Heck Realtors, dated 3/5/19, voicing his concerns. Mr. Snieckus addressed the letter in which Mr. Heck suggested other permitted uses in the CBD/SPE Zone and also mentioned the LB-2 Zone. Mr. Martin noted what is permitted in the CBD/SPE is also permitted in the CBD Zone. Mr. Heck also noted tenants would not rent a space that needs a use variance.

Board discussion followed. Mr. Martin asked how they would go about doing this. They would take them one-by-one. Mayor Birkner stated he alerted the Chamber of Commerce and conveyed these meetings on social meeting and so has the Council. Mr. Snieckus suggested going through worksessions first then have meetings with public interaction. Board Members commented with additional use suggestions. Mr. Martin suggested looking into

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limits on sidewalk use that interfere with handicapped access. Outdoor consumption of alcohol must be limited to being seated only. Erin Collins suggested other roof top uses and personal shopping stores. Mr. Martin warned other zoning code requirements will kick in. The building code is very strict when it comes to public safety. Chairman Hodges added the fire code must be complied with. Under fees and escrows, it comes from the applicants requesting the development, and it is set by the Governing Body, Mr. Martin commented.

Mr. Snieckus asked if anyone had any issues with the proposed additional uses listed. Mr. Martin suggested adding work space facilities. WeWorks is one of them. A brewery was also suggested. Ms. Costello suggested services for seniors. Mr. Martin also suggested beauty consulting service. Pickup stations such as for Amazon packages, in retail stores are becoming a trend. Showroom stores for big box stores such as Home Depot are becoming popular. Millennial-like retail experiences are desirable. Seasonal stores are very popular. Overnight municipal parking and on-street overnight parking permits were discussed.

Open to Public:

Lisa Bontemps, Lafayette Terrace, Westwood, came forward and suggested recording studios and commented articles about parking for upstairs tenants show that most do not have cars and some are not even getting licensed. This generation takes public or ride-sharing transportation. Services for seniors is important. As far as inviting the public to an open forum, a Thursday evening is not going to draw them in--maybe just the naysayers. Saturday mornings are productive engagement times for people and families. You'll get people for and against. If the vision is strong enough to help develop Westwood it is worth fighting for.

Councilwoman Murphy came forward and suggested utilizing senior vans for commuter loops and possibly charging for the ride. Mayor Birkner commented the funding is not in place. Currently the vans are only used two days a week, but they can be used for anything. Funding mechanisms were discussed.

There were no further discussions.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:35 p.m.

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Respectfully submitted,

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