

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
REGULAR PUBLIC MEETING  
April 28, 2022**

**APPROVED 5/12/22**

**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:** Jaymee Hodges, Chairman  
Dan Olivier, Vice-Chairman  
Mayor Raymond Arroyo  
Christopher Montana, Councilmember  
William Martin  
Yash Risbud  
Lauren Letizia, Alt. #1

**ALSO PRESENT:**

Thomas Randall, Esq., Board Attorney  
Ed Snieckus, Burgis Associates, Board Planner  
Excused/Not Required:  
Louis Raimondi, Board Engineer

**ABSENT:** Anthony Zorovich (excused absence)  
Ann Costello  
Keith Doell (excused absence)  
Kristy Dougherty, Alt. #2 (excused absence)

The meetings of 3/10/22; 3/24/22 and 4/14/22 were canceled due to lack of applications to process.

**4. OPEN TO PUBLIC ON NON-AGENDA ITEMS:**

A motion to open to public was made by Yash Risbud, seconded by William Martin, and carried.

There were no questions or comments, and the matter was closed to the public on motion by Yash Risbud, seconded by William Martin and carried.

**5. MINUTES:** The Minutes of the **2/24/22** meeting were approved on motion made by Dan Olivier, seconded by William Martin, and carried unanimously on roll call vote.

**6. CORRESPONDENCE:**

**7. RESOLUTIONS:** None

**8. PENDING NEW BUSINESS:** None

**9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

**1. 400 Old Hook Owner, LLC-400 Old Hook Road - Site Plan Signage** - Lawrence Calli, Esq. represented the applicant. Applicant purchased the property 20 years ago and has made significant improvements. The difficulty with tenancies is the signage. They have a lack of signage. The proposal is for a directory sign and two wall-mounted signs. They need a variance since only one sign is permitted. There is a potential for 12 tenancies; therefore, they are proposing 12 spaces. They are over about 8sf, which triggers another variance. It is a good location and design. Their architect, Ben Horten, and planner were present.

Ben Horten, NJ Licensed Architect, of Horten Architecture & Design, 312 Route 10, Randolph, NJ was sworn in, qualified and accepted. The architectural plans were prepared by Horten Architecture & Design, last revised 12/14/21. Mr. Horten described the existing conditions and post-signage conditions. The site is at Emerson Road and Old Hook Road. There is an extension of Main Street to the right. Currently in the front is a number "400". He wanted to add the same number on the right and left-hand sides. Also, he is proposing to add a directory sign. The building used to have a large brick set of stairs in the front which were damaged. The owner has removed the damaged stairs. Mr. Horten described the view angles in relation to the importance of the signs and placement. The plan was marked A1 and the colorized version sign PB 4/28/22 Minutes was marked A2. The directory sign is 6' high, 4' wide = 24 sf. They are allowed 20 sf, so this is considered a

variance. Mr. Horten gave details on the two other signs proposed. The wall mounted signs are non-illuminated. The directory sign will be lit from behind.

Ed Snieckus submitted a Memo dated 3/17/22. He asked for clarification and details. The overall area of the sign is 2.4 sf + 24 sf, so it is 26.4 sf. He asked about circulation on site, and Mr. Horten reported on access and circulation.

Mr. Raimondi reviewed his report dated 3/15/22. He asked if the signs would be new. Mr. Horten responded yes. There would be two 400's facing Old Hook Road. Mr. Raimondi noted the one on top is most visible. He suggested eliminating one and leaving the one on top. Mr. Raimondi's report stated the application was for new signage on both the east and west side walls as well as a new directory sign in the front yard 5' from Old Hook Road right-ofway near the southeast corner of the building. The correct name of owner should be shown on the plans. He inquired about site lighting. Further, Mr. Raimondi noted the directory sign shows 12 spaces on each side and asked if the tenants' names will be repeated on both sides. The tenant names should also be shown. Also, a standard chart with lettering size should be submitted and not leave it up to the tenant. Will the sign maker prepare a footing he asked, and Mr. Horten stated yes, they would get a building permit with a signed and sealed drawing.

Mr. Martin commented did not think the lettering sign on the directory would make a difference to people driving to the site. They will be looking for 400. He felt the color should be uniform. Mr. Horten stated they would use a uniform background of white. Mr. Martin stated they would need proper footings for the sign, which will be needed for the building permit. He has no issues with the 400 on the East and West sides.

Questions and comments by Board Members followed. Councilmember Montana asked if there were any spotlights illuminating the 400 from the overhang. Mr. Horten responded no. The number of 400's is excessive. He asked about plantings. Mr. Horten responded they would be putting flower beds. Mayor Arroyo asked Mr. Snieckus about the ordinance regarding sign colors. Mr. Snieckus stated it was limited to five. The tenants have to comply with the sign ordinance. Ms. Letizia asked if there were limitations on the illuminations of the sign, but there were none. Mr. Snieckus commented they could discuss limiting glare.

Mr. Martin noted there is technology that changes the lighting as the PB 4/28/22 Minutes sun goes down. Mr. Risbud commented he

was happy to see the improvements at the building, and the new signage will be easier to read. The 400 should be on all three sides of the building, considering traffic. Mr. Olivier commented he agrees with Mr. Martin and Mr. Raimondi that people will not be able to read the directory sign riding by. He likes the free-standing sign and just add illuminated 400 vertical signs on the East and West. Chairman Hodges spoke from the emergency services side. Sometimes they have the need for other communities to come in. He appreciates the 400 on East and West sides but why not illuminate the larger 400 to be clearly visible from afar and for site distance for clarity. The larger ones should be illuminated not the directory. Mr. Horten suggested a black background with white lettering. Mr. Olivier withdrew his opinion about the directory sign. Mr. Raimondi suggested a directory sign on the door off the parking lot.

Chairman Hodges asked if they would come back with revised plans. Mr. Calli requested to put on his planner. Applicant would meet the conditions per comments of the Board. Applicant's NJ Licensed Project Planner, John McDonough, Parsippany, NJ was sworn in, qualified and accepted. Mr. McDonough testified he was familiar with the site and showed photos taken by him. Applicant has put great care and investment in the building, which was built in the 1950's. Good quality signage will attract good tenants. The building houses medical and business uses. This additional sign package will help people recognize the building. The aesthetics are attractive and the applicant has taken a good plan and made it better and would comply with the reasonable conditions. The relief is relatively modest. The free-standing sign in front is already permitted. A few feet are required. Valley National is a tenant here. the proposal is tasteful and a positive for the community. He spoke about the variances which are minimal. There are pretty much three frontages and having the 400 on all sides will promote safety and enhance the building. The application is reconciled with the C2 variance test and the benefits outweigh any detriments. He testified on the required proofs and felt the Board can grant the application based on such. Mr. Snieckus asked if there was one tenant occupying most of the sign, such as six nameplates. That is possible for an anchor tenant which will attract other tenants. Mr. Snieckus asked if the applicant would be willing, considering one primary tenant could take up a larger portion of the sign, if they could just occupy 20 sf and make the rest opaque. Applicant agreed.

Positive comments were made by some Board Members. Mr. Calli thanked the Board. The motion was opened to the public, but here were no interested parties. There were no further questions

comments or discussions. A motion for approval was made by William Martin and seconded by Dan Olivier. On roll call vote, Dan Olivier, William Martin, Yash Risbud, Councilmember Montana, Mayor Arroyo, Lauren Letizia and Jaymee Hodges voted yes.

**10. DISCUSSION:**

**1. Adoption of Procedural Rules & By-Laws** - Noted for approval - Carried to the next meeting;

There were no further questions, comments or discussions and none from the public.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approximately 9:45 p.m.

**Respectfully submitted,**

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