

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR MEETING
May 25, 2023**

APPROVED 6/8/23

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** 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
Ann Costello
Yash Risbud
Anthony Zorovich
Beth Staples, Alt. #1
Kristy Dougherty, Alt. #2

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Ed Snieckus, PP, Burgis Associates, Board Planner
Brandon Goldfine, P.E., Boswell Engineering
Board Engineer

ABSENT: Keith Doell (excused absence)

4. OPEN TO PUBLIC ON NON-AGENDA ITEMS:

A motion to open to public was made by Mayor Arroyo, seconded by Yash Risbud, and carried. There were no questions or comments

from the public, and the matter was closed to the public on motion by Yash Risbud, seconded by Mayor Arroyo and carried.

5. MINUTES: The Minutes of the **4/27/23 were for approved** as amended on motion of William Martin, seconded by Dan Olivier and carried unanimously.

The Minutes of the **5/11/23 were approved** as amended on motion of Beth Staples, seconded by Yash Risbud and carried unanimously, as per discussion by Ms. Staples regarding the waiver request on 301 Center Property, LLC, and she requested an amendment to her comments on page 4. Mr. Lamb stated the applicant was approved based on the application and waivers. Ms. Dougherty noted the plan revised on 3/17/23, received on 5/4/23 did not say who it was revised by and was not signed by a professional. Mr. Lamb stated it was agreed they could mark it up by hand. It would be expensive to have it redone. It is not a full site plan review. It was a simple 386 sf addition. She wanted to make sure from the Board's perspective that this was satisfactory. Mr. Lamb commented Mr. Martin said they could white out the extraneous information. Mr. Zampolin added things that was not prepared by him. Mr. Martin suggested obtaining a letter from the architect. Mr. Lamb stated it cost more to do than it is worth. This is being done as a beautification project. They even thought of pulling the application. Mr. Snieckus asked if the architect could put a seal on the letter. Mr. Lamb said they could have architect send a letter. That would be fine, Ms. Dougherty commented. Mayor Arroyo commented the Building Department should have the site plan on file to check the information.

6. CORRESPONDENCE: None

7. RESOLUTIONS:

1. PB-2311 - 301 Center Property LLC - 287-301 Center Avenue - Site Plan for a 386sf addition - Board Attorney Randall read the Resolution of Approval into the record. There were no further questions, comments or discussions after the discussion above. A motion for approval was made by Ann Costello, seconded by Dan Olivier. On roll call vote, Dan Olivier, William Martin, Anthony Zorovich, Ann Costello, Yash Risbud, Councilmember Montana, Mayor Arroyo, and Jaymee Hodges voted yes. Alternate members Beth Staples and Kristy Dougherty was not eligible to vote.

2. PB-2213 - 46 Garden Place/58 Garden Place - 90-day Extension of Approvals - Board Attorney Randall read the Resolution of Approval into the record. There were no further questions, comments or discussions after the discussion above. A motion for

approval was made by William Martin and seconded by Ann Costello. On roll call vote, Dan Olivier, William Martin, Anthony Zorovich, Ann Costello, Yash Risbud, Councilmember Montana, Mayor Arroyo, and Jaymee Hodges voted yes. Alternate members Beth Staples and Kristy Dougherty was not eligible to vote.

8. PENDING NEW BUSINESS:

1. PB-2307-96 Sand Road GH Development LLC - 96 Sand Road-Major Subdivision, Site Plan with Bulk Variances (3 lots and road extension) - Still under review; Carried to the next meeting;

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. PB-2308-10 Carver LLC-10 Carver -New construction for a baseball training facility - Site Plan approval with C variances-

John J. Lamb, Esq. represented the applicant and presented their application for preliminary and major final site plan approval, with variances and design waivers. The variances requested were for a 2' height variance, a 1.2' side yard setback, parking variance for 20 parking spaces where 29 are required and nine proposed, one accessible space and design waiver for light intensity. Brandon Goldfine, PE, Boswell Engineering, submitted a report dated 4/25/23.

Mr. Lamb continued. Essentially, it is rare to have a piece of vacant land that remains vacant. He gave the history of the property, stating that his father and a partner owned the property for years, and it never became developed. They eventually sold it. His client wants to construct a 6,300 sq. ft. indoor training facility, which is a permitted use, on the property. The side yard is short 1.2'. The 8' setback backs up to a storage facility. Mr. Snieckus did a planning review. Only one handicapped space is required and one is provided. There will be a total of 14 kids training, and there will be two coaches. There are also five to six parking spaces outside on Carver. The surrounding residential homes are blocked off, and they believe there is sufficient parking. Lighting will be addressed by their architect. They want it to be very safe. Chairman Hodges noted not all Board Members received the plan. Mr. Lamb said he submitted 15 copies. Mr. Snieckus said he has the revised plans. The Board did not receive the floor plans.

Joseph Iula, Park Ridge, applicant, was sworn in and stated he provides training services to boys and girls throughout the Pascack Valley as their sports training facility. He has a current

facility on Broadway. They have been flooded out, and this is a perfect location at which to move their facility. The project is dear to his heart. Having a year-round facility is essential to players. At most they will have 14 people, 12 players, approx. ages are 12-16, and two coaches. They are primarily a drop-off and pick up location. They are outside in spring, summer and fall. Basically, it is quiet in the summer and are primarily closed in August. Prime season is January through March. The weekday hours are 3pm to 8pm. Weekends are usually 8am-3pm. On the sufficiency of the parking in relation to this use, he stated parents drop the kids off, coming mostly from Westwood or nearby towns. The sessions are 45 minutes to one hour long. There is also an employee on premises, so parking is needed for about five people. There is already street parking for about five cars on one side of Carver in front of the proposed building. There is also street parking on Van Buren. He is not aware of any other facilities like this in the area.

Mr. Snieckus asked if they have any outdoor activity. Mr. Iula gave further details. Mr. Goldfine commented he reviewed the plan and submitted his report, and any questions were covered. Mr. Risbud asked about safety getting kids in and out of the facility. Mr. Iula said the plan, like at present, is to have a fair amount of time in between sessions for coming and going. Councilman Montana asked if the last session would be starting at 8:00 or does the facility close then. Mr. Iula stated they close at 8:30 after a quick vacuuming up. Mayor Arroyo asked if he has any complaints from residents, and the response was no. Did the storage facility get a height variance he asked. Mr. Lamb recalled there was one, as he had the application, but did not remember the number. Councilmember Montana commented there are a lot of cars parked in front during the day. Did they do a study, he asked, as to what is available during their hours of operation. Mr. Iula said he did, as they had the construction facility on Carver. He is very familiar with that block. There is the landscaper across the street, and after 3:30pm they are gone so they do not occupy any parking spaces from then on. Chairman Hodges had clarifying questions. There were no further questions of Mr. Iula.

Applicant's engineer, Joseph Wostbrock, of 44 Garrett Place, Midland Park, NJ, Licensed PE, was sworn in, qualified and accepted. He prepared the Site Plan dated 11/21/22, last revised 5/5/23, which he distributed. The plan was marked Exhibit A1. The Encroachment Exhibit was marked A2. Mr. Wostbrock reviewed his plan and bulk requirements. They are a corner lot with two front yards. They are asking for a side yard of 8' on an irregularly shaped lot. The number of handicapped spaces required is one,

which they are proposing. They have nine spaces, so they need one and are proposing one. The height variance needed is 2'. The players are pitching and batting internally. The property slopes, and by ordinance, height is measured from the lowest existing grade. There is already 3.5' built in due to the slope. For lighting, in general, the yards are lit, but they are adding lighting at .3-foot candles along the property line. The ordinance states the intensity may not exceed .3-foot candles. They will be low levels. They are compliant at the property line, but not at the building. There will be no adverse effects. Landscaping as proposed was described. The overgrown vegetation will be cleaned up, and they will plant arborvitaes.

Board questions followed. Mr. Snieckus asked if they would request sign variances, and he responded no. He also asked for lighting shielding. There would be a downcast. On landscaping, can they add more landscaping to shield headlights, and they agreed. They may have to remove one of the dying trees. It was clear and agreed to. Mr. Snieckus noted they are trying to do a more efficient use of land with the incursion on the corner. Councilman Montana asked if they could move the HVAC equipment from the south side of the building to the north side. The engineer answered he will let the architect speak about it, but from a grading perspective, it slopes and will be difficult. It would be sufficiently screened. Councilmember Montana was satisfied with the explanation. Ms. Staples took note of all the trees on Lot 12. Ms. Dougherty asked if they could lower the fixture on the southeast side. Mr. Wostbrock said as you lower the fixture, the distance is lessened. They will look at it. Mr. Martin commented they are stating no large trees are being taken down on the south side. They are on Lot 12. He asked about the drainage system and if they did test pits, and what would they do if the water table is only 2' below grade. That area used to be the swamp with very high water tables. Mr. Wostbrock said he did test pits there for a prior project. They would have to look at ways to address it. Mr. Goldfine was asked about it, and he said they had not researched the groundwater table, but he will confer with Boswell. Mr. Martin asked if they could add more plantings in between the trees to screen the building. Chairman Hodges asked them to put a reverse clean-out line at the curb line going back to the building.

Steve Martinez, Licensed NJ Architect, River Edge, NJ was sworn in, qualified and accepted. He prepared his architectural plan dated 12/21/22 revised 4/19/23, marked A3. The building is a standard, 6,300 sf. There is no other office or waiting areas. They are keeping the street trees on Carver Avenue. He addressed

height. The elevation on the east front is 18'. They are at 24.2, which, basically from an architectural standpoint, is largely due to the slope of the property. As for lighting comments, if you lower the fixtures you have to add more lighting. It is important to have the 18' height inside for the activities, and it is a pre-fabricated building. For HVAC, they need 20 tons. It's likened to three to four residential condensers. They are not proposing anything industrial, but more like a residential carrier, and not noisy. Basically, the lights will be on timer, and they would stay on about an hour after 8:00, Mr. Lamb added. The impact of the height is most likely to the south. They are set back from Lot 12, and then there is the residence's setback from Lot 12.

Councilman Montana expressed concern about noise impact to the residential properties to east, and asked if they could add a fence of arborvitaes for sound. Mr. Snieckus stated they would need an extensive number of trees to soundproof it. The engineer commented landscaping is not effective in shielding noise. From the proposed pad going east it would be 110' from the neighboring property line, and would not affect them. Mr. Olivier asked about the spaces by the batting cages as shown on the floor plan. The architect stated it is open space. There was one correction made on the plan. Ms. Costello expressed concern about noise on a Sunday morning at 8am. The wall is 8-10" thick, metal and insulated, Mr. Martinez pointed out. The inside is a vinyl insulated barrier, then metal and sealed all the way around.

Mr. Martin had extensive questions on the insulation and height, which were addressed in detail by Mr. Martinez. He asked if it could be made 2' lower. Mr. Iula commented they need at least 16-17' for functionality purposes. Mr. Martin suggested mounting the blowers on the wall instead of from the ceiling. Mr. Risbud commented from experience that 16' would be the minimum they would want. Chairman Hodges said they could spread the condenser units out. Councilman Montana asked for the color, and that would be gray. Also, there would be no skylights he responded when Mr. Olivier asked. They will mount the HVAC units on the building on the west side.

There were no further questions, comments or discussions, and no questions from the public for any of the witnesses. A motion for approval with conditions as stated was made by William Martin and seconded by Ann Costello. On roll call vote, Dan Olivier, William Martin, Anthony Zorovich, Ann Costello, Yash Risbud, Councilmember Montana, Mayor Arroyo, Beth Staples, and Jaymee Hodges voted yes. Alternate member Kristy Dougherty was not needed to vote.

10. DISCUSSION:

1. Adoption of Procedural Rules and Bylaws - Not reached;
Carried to the next meeting;

2. Climate Change Related Hazard Vulnerability Assessment Study (HVAS) as part of the Borough's Master Plan - Update & Presentation by Ed Snieckus, Burgis Associates - Not reached;
Carried to the next meeting;

3. Other items - This is the last meeting at the Community Center; Future Planning Board Meetings will be back at the Municipal Complex.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 10:48 p.m.

Respectfully submitted,

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