

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
June 13, 2019**

APPROVED 7/11/19

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 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 John Birkner (arrived 8:36 pm)
Erin Collins, Councilmember
William Martin
Thomas Constantine
Yash Risbud
Dritan Xhillari (Alt. #1) (departed 9:00 pm)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Ed Snieckus, Burgis Associates, Board Planner

NOT REQUIRED: Louis Raimondi, Board Engineer

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

4. MINUTES: The Minutes of the **5/23/19** meeting were approved on motion made by Thomas Constantine, seconded by Dan Olivier and carried unanimously on roll call vote by those members eligible to vote.

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5. CORRESPONDENCE:

1. Letter from John J. Lamb, Esq., dated 6/11/19 RE: H - Hospital Zone District - Mr. Snieckus reviewed the letter. The hospital is possibly expanding, adding a level and a parking structure. Mr. Lamb could not be here this evening and wanted to know if they could reserve discussion on this until the next meeting. The Board would discuss below and at the next meeting.

6. RESOLUTIONS: None

7. PENDING NEW BUSINESS:

1. Rolling Pin Cafe, LLC, 347 Broadway, Block 901, Lots 5 and 6 - Application for Minor Site Plan Approval - Still incomplete; Carried to next meeting;

2. 99 Westwood Ave, LLC, Block 907, Lot 16 - Bulk Variances & Site Plan - Still incomplete; Carried to next meeting;

8. VOUCHERS: None

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS: None
SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in as required

10. DISCUSSION: Master Plan Re-examination Review

1. Memo of Ed Snieckus dated 6/7/19 RE: 2019 Westwood Master Plan Re-examination Review - CO and O Zone Use Review;

- a. Review of CO and O Zone Districts**
 - CO - Central Office
 - O - Office

Mr. Snieckus addressed the CO & O zones, per his Memo dated 6/7/19 and distributed colored copies. Under the O Zone, Mr. Snieckus called attention to Page 2, Item 4 with respect to the Trader Joe's area. The Master Plan recommended dividing the O zone to permit limited commercial activity in recognition of the developed retail condition of the northeast area, which area has continued as a retail use historically since the 1950's. Adult daycare and learning/educational uses were recommended.

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The CO zone was discussed. Master Plan recommendations were to add: Adult daycare, multi-family, commercial, and learning and educational uses. Mr. Martin commented it is entirely consistent with the discussion at the last meeting and was satisfied. Councilwoman Collins, Mr. Xhillari and Mr. Risbud were also satisfied with no further questions, and likewise were Mr. Olivier and Mr. Constantine. Chairman Hodges had no other questions as well. For the O zone, Mr. Constantine and Mr. Martin commented. The O Zone backs up to three zones, with the possibility O1, O2 and O3. Different characters have developed in these sections, and Mr. Martin likened it to breaking up the LB zone in to LB1, L2 & L3. A discussion ensued. Mr. Snieckus would look at the sections. Councilwoman Collins asked if there was a negative impact having more zones. Mr. Snieckus responded you have to be careful, it can help or hinder depending on the uses. Chairman Hodges asked about residential, and Mr. Snieckus said it was permitted in the O District and can remain. Mr. Snieckus would come back to this for further discussion.

2. Memo of Ed Snieckus dated 6/11/19 RE: 2019 Westwood Master Plan Re-examination Review - H, HSO, LM, and RW Zone Use Review;

a. Review of H, HSO, LM, and RW Zone Districts

H - Hospital
HSO- Health Service Office - Old Hook,
Kinderkamack to Emerson border
LM - Light Manufacturing
RW - Retail/Wholesale - Carver, Booker, Douglas
(Swim Club)

Mr. Snieckus discussed Mr. Lamb's letter. Ms. Collins asked about the parking garage, and if it can go down instead of up. Mr. Snieckus explained he thought there was a high water table. Mr. Martin added going down creates a problem with ventilation and there is a high cost of construction with such systems.

Ms. Collins asked what if the hospital wanted to sell the property. Mr. Snieckus said you could limit the uses. Mr. Martin did not object to it being taller but with respect to properties to the North it blocks out the sun almost the entire day in winter, and if they came before us he would request a shadow study. As far as the parking garage, it would be prudent to have design standards. How many stories, he questioned, and Mr. Snieckus responded four. The suggestion was noted. It was

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noted Mr. Lamb will be coming to the next meeting. There were no further questions. Mr. Xhillari departed at 9:00 pm with an excused departure.

HSO Health Services Office - Mr. Snieckus reviewed his memo as to the HSO Zone. A discussion ensued. Mr. Constantine spoke about dispensaries. Westwood is one of the few towns in the County with a hospital. We should address it in the Master Plan in case the law changes. He asked for guidance. Mayor Birkner commented cultivation and distribution, not retail would have certain tax benefits for the municipality. Those items can be addressed by the Planning Board. Mr. Snieckus said the HSO zone could be a zone for a dispensary. You would want to make sure it is safe for people needing those facilities. If the Board was thinking about cultivation, he felt it should be more in the manufacturing district with controls. You have to be careful with being adjacent to single family zones, since gases are given off and for other reasons, which he can revisit on the whole. Mr. Martin asked if the buildings that come in off Old Hook Road can be made separate zones or conditional uses. Mr. Snieckus would come back with a further study. Chairman Hodges asked about a crematory.

LM Light Manufacturing District - The Master Plan recommended for review: Adult daycare, indoor doggie day care, subject to specific requirements; and brewing, winemaking or liquor distillery facilities (in conformance with applicable NJABC licensing requirements).

RW Retail Wholesale District - The Master Plan recommended for review: The Housing Element and Fair Share Plan recommended and the Governing Body adopted an overlay ordinance for a portion of this area to address unmet need requirements pursuant to the Super Court approved Settlement Agreement with the Fair Share Housing Center. This area is not recognized by the Land Use Plan and so should be noted to be so amended in the Land Use Plan in the future; and adult daycare. On discussion the Mayor commented he did very good job on last round adding inclusions. Chairman Hodges asked, within RW District, we have sporting goods, but it then excluded gun shops. Mr. Martin said that gun shops is a prohibited use.

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3. Memo of Ed Snieckus dated 6/11/19 RE: 2019 Westwood Master Plan Re-examination Review - SC, LB-1, LB-2 & LB-3 Zone Use Review;

a. Review of SC, LB-1, LB-2 & LB-3 Zone Districts

SC - Shopping Center - K-Mart

(Limited Business 1, 2 & 3)

LB1 - Broadway, Lake, North to Hillsdale Line

LB2 - Broadway, Lake, South to Irvington

LB3 - Kinderkamack from Old Hook Road to Emerson Line

SC Shopping Center - There were no Master Plan recommendations for review at this time.

LB1, 2 & 3 - The Master Plan recommended for review: The Housing Element and Fair Share Plan recommended and the Governing Body adopted an overlay ordinance for a portion of the LB1 zone area to address unmet need requirements pursuant to the Super Court approved Settlement Agreement with the Fair Share Housing Center. This area is not recognized by the Land Use Plan and so should be noted to be so amended in the Land Use Plan in the future.

On discussion, Mr. Martin suggested uses such as a farmer's market. Outdoor recreation uses were discussed. Mr. Martin asked if flea markets could have a negative effect, and the consensus was it would. Mr. Snieckus commented we are also not trying to compete with the downtown. Mayor Birkner commented a brewery or wine making spaces would be ideal in LB2 & 3. Mr. Martin added possibly resales of pre-owned vehicles as a conditional use. Mayor Birkner commented he felt it was not a great appeal or look, nor does it fit in with the model of what we are trying to create. Councilwoman Collins asked about streetscape and plantings. Mr. Martin commented many want uses heavily dependent on parking. He also suggested catering with a commercial kitchen. Chairman Hodges agreed about unsightly views like on Route 46, however he liked Mr. Martin's suggestion. Mayor Birkner commented it doesn't set the tone.

There were no further questions or comments. The matter was opened to public. Beth Dell, 64 O'Toole Street came forward. She is not sure if already integrated but perhaps an eBay store, like a consignment store. Mr. Martin commented there is a consignment shop on Westwood Avenue. Mr. Snieckus will look

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into it. The Board is doing a great job, she noted. Raymond Arroyo from the audience commented about the green space behind the hospital.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:00 p.m.

Respectfully submitted,

MARY R. VERDUCCI, PARALEGAL
Planning Board Secretary