

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR MEETING
July 27, 2023**

APPROVED 8/10/23

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: Dan Olivier, Vice-Chairman
Mayor Raymond Arroyo
Ann Costello
Keith Doell (8:05 pm)
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: Jaymee Hodges, Chairman (excused absence)
Christopher Montana, Councilmember (excused absence)
William Martin (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 **7/13/23 were approved** on motion of Kristy Dougherty, seconded by Mayor Arroyo and carried unanimously.

6. CORRESPONDENCE:

1. Letter from Flood Solution Advocates, LLC dated 7/26/23
- See below under Hazard Mobility Study;

7. VOUCHERS: A motion to **approve Vouchers totaling \$835.00** was made by Dan Olivier, seconded by Beth Staples. On roll call vote, all members voted yes.

8. RESOLUTIONS:

1. Blauvelt, 46 Garden Place, B104, L13 - Extension of Approval for 60 days beyond 8/9/23 -Board Attorney Randall read the Resolution of Approval into the record. A motion for approval was made by Mayor Arroyo, seconded by Yash Risbud and carried unanimously.

9. 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) - Carried to the next meeting, 8/10/23;

10. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. PB-2313-5 Sutton Place - Amended Site Plan for a parking lot expansion - Not heard; Carried to 8/10/23;

11. DISCUSSION:

1. Adoption of Procedural Rules and Bylaws - Carried to next meeting;

2. Climate Change Related Hazard Vulnerability Assessment Study (HVAS) as part of the Borough's Master Plan - Updated 7/10/23 Presentation by Ed Snieckus, Burgis Associates - Mr. Snieckus gave a power point presentation of the last handout distributed. Board discussion followed. Kristy Dougherty commented the presentation is very well put together and thanked Mr. Snieckus for his work and a lot of research went into it. She commented on Section 7, different goals per land use plan, we talk about the emissions but don't talk about a reduction and how this could be reduced. Only

element could it be mentioned in one of the Goals. Mr. Snieckus responded the Master Plan addressed sustainability and has certain recommendations pertaining to this and the specific recommendations are still carried forward in the land use plan. We continue to bring this back to the Board. There are also grants. Goal 13 talks about environmental aspects. It is an ongoing effort to review these items. Ann Costello excellent job will they reduce affordable housing requirements. No. These elements give us greater authority when dealing with developers and helps us go a step further.

Keith Doell commented Mr. Snieckus did an excellent job. This document is a key and powerful. He suggested keeping this living document at the top of the pile to make the community a better place. Mr. Snieckus advised the Governing Body asked him to put it on the website and connect it to the Master Plan. Beth Staples inquired if he had any insight into the DEP reviews and flood areas. Mr. Snieckus stated it is a significant change and has impact on the floodway. They have an obligation to notify the municipality through the Clerk's Office of any applications made. Ms. Staples expressed concern about how it will affect fair housing, commenting having clear language is important and influential.

Mayor commented we are already talking about growth. Growth without regard to limits can be deadly. More control is being taken away. If we adopt this tonight, he wants it to be sent to the DEP for the current application. The fact that we are a train town makes us vulnerable to developers who say we are a transit town. We should look at how many people walk, bike or bus. The Mayor spoke about empty apartments in the city and the need to focus on servicing our community. They discussed that the number of vehicle registrations which have gone up.

Yash Risbud commented he generally appreciates the thoughtfulness of all the documents Mr. Snieckus brought in, and he continues to learn from them. Certainly, this speaks to how much we care about our community. He extended thanks and noted we have challenged coming up in 24-36 months, and this will help

Dan Olivier commented the presentation is fantastic and thorough. We can do whatever we can to mitigate what is coming our way. Is it a good idea to form a committee with the surrounding Boroughs to combine the efforts and make it bigger, he asked. Mr. Snieckus said it was a good idea to document this as an amendment that we can refer to, and that applicants can use as guidelines.

There were no further questions or comments from the Board. The matter was open to public. Francis Yates, 72 Harding Ave stated she lives in a flood zone and proceeded to comment on a few points. Trader Joe's tractor trailers affect the infrastructure of the town. There are flood areas behind it. She represents NJ Flood Solutions and urges the DEP to pass legislature to address the flooding. See their letter dated 7/26/23. Ms. Yates gave the shopping center history of flooding that affected the neighbors, noting the extra runoff due to impervious surfaces. People were optimistic but it didn't go anywhere. Rain water overflowed the reservoir and the gates opened. This is the reason she is here. She commended Mr. Snieckus on the report and compilation to be used in the future. Ms. Yates advised she received a letter regarding Kmart from a developer, stating they want to put a new building. They have to put drainage in the parking lot, but where will the water go, she questioned, adding the brook cannot handle it. Without the Master Plan, we will not be able to survive this. It is critical that the Planning Board adopt this tonight. She recalled the devastation as a result of Hurricane Floyd. It is critical for the safety of the town that the Town's infrastructure handle this. If we want to maintain the small town that we are, we must have this to use against the developers. We have to fight for it. A brief discussion followed. Mayor Arroyo commented we must get this legislation passed so this can be avoidable. The Board congratulated Ann Yates named Hometown Hero Borough of Westwood. Brandon Goldfine commented on the stormwater management plan.

Mr. Snieckus gave closing comments. A motion for approval was made by Beth Staples, seconded by Kristy Dougherty. On roll call vote, all members voted yes.

3. Land Use Plan Amendment - CBD/SPE & CBD FAR - Memo of Ed Snieckus, Burgis Associates, dated 7/26/23 - Carried to next meeting;

4. Master Plan Amendment - New "OR" Designation-Memo of Ed Snieckus, Burgis Associates, dated 7/10/23 - A motion for approval was made by Beth Staples, seconded by Yash Risbud and carried unanimously on roll call vote.

12. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 10:20 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal

PB 7/27/23 Minutes

Planning Board Secretary