

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
WORKSESSION/REGULAR PUBLIC MEETING
JULY 14, 2011**

APPROVED 8/25/11

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 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. SWEARING IN OF MEMBERS:

4. ROLL CALL:

PRESENT: Mayor Birkner
Thomas Constantine
William Martin
Councilwoman Cynthia Waneck
Philip Cerruti
Daniel Olivier
James Schluter, Vice-Chairman (chaired meeting)
Ann Costello (Alt. #1)
Keith Doell (Alt. #2)

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
By James Stevens, Esq.
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering*,
(*not required) Board Engineer

ABSENT: Richard Bonsignore (excused absence)
Jaymee Hodges, Chairman (excused absence)

5. MINUTES: The Minutes of 6/9/11 were scheduled for the public meeting. Also, the Board requested the approved Minutes

(WWPB 7/14/11)

of 5/26/11 be redistributed, since some members did not have copies. The meeting of 6/23/11 was canceled due to heavy rains and flooding in the area.

6. CORRESPONDENCE:

1. Letter from Westwood Taxpayers Alliance, dated 6/6/11, received 6/16/11, RE: CBD and CBD/SPE Zones;

2. Letter from Will and Carol Layfield, dated 6/30/11, RE: The Melting Pot - Wall Signage;

A motion to go into Open Public Session was made by Councilwoman Waneck, seconded by Mr. Constantine and carried.

The Board heard William Layfield, owner of The Melting Pot restaurant, in Public Session regarding 6/30/11 letter concerning their need to replace their sign, which is very hard to see from the road. The lack of visibility hurts their business greatly, they explained and requested the Board to review the wall signage regulations and incorporate allowances for the letter size and positioning of wall signs on premises that are considerably set back from the roadway. Currently the Wall signage requirements are 12" lettering and not more than 12' from the ground. Mr. Layfield asked for the Board's consideration in allowing them to use up to 24" lettering and not more than 16' from the ground.

Mr. Snieckus explained the regulations were put into place because of the predominance of signs. If the Board sees fit, he can take a look at the request and come back with recommendations for the Board's consideration, since the 12" lettering is not visible from the street. In other communities they have allowed for an adjustment on the signage, and he would come back with an alternative for consideration that could be put into the Master Plan. Vice-Chairman Schluter called for any questions from Board Members. Mr. Martin asked Mr. Layfield how large the sign would be, and Mr. Layfield responded 20". Also, 12' is obscured from the awning. Mr. Martin asked Mr. Snieckus if there was anything that could be done about this. Mr. Snieckus said the situation is unique, because it is the front entrance to the restaurant, and he would look at language for the main entrance of a building.

(WWPB 7/14/11)

A motion for Mr. Snieckus to look into this request in the Master Plan review was made by Mr. Cerruti and seconded by Mr. Martin. On roll call vote, all members voted yes.

A motion to return to Worksession was made by Councilman Waneck and seconded by Mr. Cerruti.

7. RESOLUTIONS: None

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

10. DISCUSSIONS:

1. Analysis of Master Plan Discussion by Ed Snieckus -

(a) Memo dated 4/7/11, updated 6/21/11, RE: CBD/SPE, CBD, CO and O Districts;

(b) Memo, dated 6/3/11, updated 6/21/11, RE: H, HSO, RW and LM Districts. However, the Board would hold the H Zone District for discussion at the next meeting; and

(c) Existing Land Use Analysis, HSO, RW & LM Zones, dated 6/21/11.

Mr. Snieckus began with Item (c), Existing Land Use Analysis, HSO, RW & LM Zones, dated 6/21/11, which included colorized tables and analyses (and the following excerpts):

In the HSO Zone, Medical Office accounted for highest usage at 28.05%, occupying a land area of 8.48 acres.

In the RW Zone, Quasi Public accounted for highest usage 26.05%, occupying a land area of 3.1 acres.

(WWPB 7/14/11)

In the LM Zone, Warehouse accounted for highest usage, 76.83%, occupying a land area of 51.09 acres.

Mr. Snieckus continued with Item (b), Re-examination of the 2005 Master Plan Re-Examination Report - H, HSO, RW and LM Districts Analysis (which included the following excerpts):

Pursuant to the Board's request we offer the following excerpts from the 2005 Master Plan Report Re-Examination for the H, HSO, RW and LM zone districts for your review and consideration in formulating recommendations for the current re-examination report (2005 Master plan Re-examination report items are *italicized*). In addition, we included, where applicable, the input from the public and the correspondence submitted by the Westwood Tax Payers Alliance (WTPA) for consideration:

2005 Master Plan Re-Examination Report: ***Proposed Amendments to Development Regulations and Land Use Plan***

5.2 (1) (b) – Health Service Office (HSO) Zone. The future redevelopment of properties in the HSO zone should be compatible with the Land Use Plan and contributes to the ratable base of the community. The limits of the Pascack Valley Hospital properties are recommended to be contained within its own zone recommended as a new zone titled the "H" zone specifically tailored to the hospital. The existing specific permitted bulk standards for hospitals would apply to this zone as follows:

Hospitals. Hospitals shall comply with the following:

Minimum Lot Area 20 acres

Minimum Lot Frontage 500 feet

Minimum Lot Depth 300 feet

Maximum Building Height (st./ft.) 5 sty or 65 feet, whichever is less

Minimum Building Setbacks 100 feet

Maximum Lot Coverage 60 percent

The remainder of the HSO zoned properties would remain in the HSO zone designation and it is recommended that hospital uses be removed from this zone.

It is further recognized, in consideration of the recent improvement and expansion of services at the Hospital, that the properties in the surrounding non-residential zones may experience an increase in the demand to revitalize to accommodate related medical and support services. It is therefore recommended as the facilities and services at the hospital evolve that this potential new market be examined and considered in future land use modifications.

Re-examination update: The 2005 Re-examination Report recommendation established a basis for the creation of the H-Hospital Zone containing the current HUMC North at Pascack Valley Hospital (formerly Pascack Valley Hospital) from portions of the HSO Zone. The “H” zone was established by a 2006 zoning amendment with a specific purpose to provide for a community hospital and medical education facility. The remainder of the HSO was amended removing the hospital use although the supportive medical office purpose of the HSO was maintained.

After the establishment of this zone and the completion of an expansion to modernize and expand services at the facility, the former hospital operator sought to sell the hospital to Hackensack University Medical Center (HUMC) due to financial difficulties. This purchase did not occur and the hospital sought bankruptcy protection and consequently closed but the hospital certificate of need was purchased by HUMC. The property and facilities was then purchased at auction by HUMC and Legacy Hospital Partners Inc. The closure and subsequent events caused the license to operate a full service hospital to lapse although the facility is open and operates as a satellite emergency services facility. A Certificate of Need application by HUMC to reopen a full service hospital has been made in response to a call for applications to New Jersey Department of Health and Senior Services and is currently under review.

The opening of a full service hospital is critical to the continued land use purpose of the H-Hospital and HSO Health-Service-Office zone. It is apparent that the operation of a full service hospital facility for over 50 years at this location was a **principal economic driver and stimulus** for development of the properties in HSO zone in the borough as well as development in adjacent zoning districts. The neighboring properties were developed to service or contribute to the health care business environment associated with the hospital. While some of these facilities may have become vacant due to the closure of a full service hospital, it is particularly relevant that a significant amount of medical offices and related services remain. The existing medical uses and building infrastructure continue to provide considerable resources to the current and future operations of the hospital. In addition, the HSO zone is the location of the Care One at Valley Nursing Home containing 120 beds. This facility was developed in close proximity to the hospital for access to immediate and specialized medical care provided by the former hospital and remains in need of such a facility.

The aging of the population projected for the Borough of Westwood and the region will continue into the foreseeable future due to the aging of the generation known as “Baby Boomers”. This increase in age and the projected increase in the population of the borough and the region will augment the need for a full service hospital facility and the subsequent expansion of supplemental medical offices and rehabilitation services. To establish the framework by which the borough can shape the continued evolution of the H and HSO zone, it is recommended that the master plan include a vision statement for the future of this area as a medical, health care, research and technology center. This vision statement will underscore the continued support for an acute care medical services purpose of the hospital and the supportive medical and rehabilitative uses in the HSO zone. In addition, the adjacent zones of the LM and RW are recommended for consideration as other zones whereby complimentary uses could be permitted

(WWPB 7/14/11)

such as medical research and development and licensed rehabilitation facilities. **The following is offered for further consideration:**

DRAFT: Master Plan Goal and Policies Statement:

Goal: To promote the comprehensive health care services and continued economic development of the districts of the H-Hospital Zone, containing the existing HUMC North at Pascack Valley Hospital facility and the HSO Health Service Office Zone in the borough.

Policy Statement: It is the borough's policy to continue to support and promote the health care and wellness needs of the borough and the northeast region of Bergen County by affirming the health care districts of the H-Hospital Zone and HSO- Health Service Office Zone. These districts have developed over the last fifty years in the borough as a location for a broad range of health care services including an acute care hospital and related medical and rehabilitative services. The re-opening of the hospital is paramount to the needs and objectives of the zone plan for this area and the borough. The continued improvements to properties in these zones are supported and encouraged as zoned to insure they represent opportunities to provide supportive services. This policy is intended to foster the continued economic development of the area on balance with the need to maintain a desirable visual environment and mitigate impacts to adjacent properties.

An important consideration contributing to the ongoing improvements to this district is the access provided by Old Hook Road (Bergen County Route 502). Old Hook Road provides an East to West primary collector roadway with direct connections to the North-South county roadways of Kinderkamack Road to the West and Schraalenburg and Knickerbocker Road to the East. These direct connections to the regional road network further support and advance the above vision for these districts.

It is also noted that the former hospital contained the following services which should continue to be permitted at this location:

- Emergency room services
- Ambulatory and non-ambulatory care
- Maternity care center
- Cardiac services and rehabilitation
- Rehabilitation department
- Skin care and laser center
- Diabetes center
- Sleep disorders center
- Pain management center
- FAA emergency helipad

The existing Hospital zone encompasses the primary hospital buildings identified as Lot 16 of Block 2001. It has been noted to this office that the existing Center for Women's health

located on the adjacent Lot 65 is also owned and operated by HUMC and is located in the HSO Zone. It is requested the board consider recommending that this lot be re-zoned to the Hospital Zone. This recommendation would allow flexibility for the use of this building. In addition, the rezoning of this lot to the hospital district would reflect the current developed condition wherein the existing building vehicle access is provided by a common drive to the hospital lot.

The HSO zone purpose is recommended to be updated as follows:

Purpose: *The purpose of the HSO District is to permit hospital and related medical office functions in support of the adjacent hospital zone and health care services of the borough.*

6. 2005 Master Plan Re-Examination Report noted: *Major Land Issues currently facing the municipality*

#7 – The continued adaptation of pre-existing buildings in zones such as the LM, LB and RW zones, needs to be encouraged in order to re-use these structures. A review of permitted uses within these zones should be undertaken in order to insure they represent contemporary trends and offer additional opportunities to re-use existing structures. The re-use of a structure should be on balance with the ability of the properties to adapt and adequately serve the proposed use.

Re-examination update: While the LB zone has been amended to three separate zones since the last master plan re-examination, the LM and RW zones have not been further amended to expand upon their permitted uses. The 2005 master plan re-examination included conditional use recommendations to permit a mixed use office and age restricted 55 and over townhouse and multi family development in the LM district. This recommendation included specific conditional use requirements including key features such as; a minimum lot area of 3 acres, such a lot shall abut a residential district and provide a transitional use buffer of 100 feet from non-residential uses to residential uses off site.

The board has re-evaluated this recommendation and has recommended removal of the recommendation for an age restricted mixed-use development in the current re-examination. The age restriction on residential development has become a less definitive use designation following the state adopting the recent Age-Restricted Conversion Act and the economic downturn. Although, mixed use as a conditional use remains a consideration within a limited framework.

It is noted that mixed use residential development in a non-residential zone should be permitted only in certain conditions with specific requirements being met. The needs of the non-residential uses need to be weighed and balanced against the needs of residential uses while the fiscal impacts also should be considered. The following are some of the planning issues that should be considered when considering the permission of infill residential development:

1. The potential increase in the number of “school age” children that could occupy such a development leading to a greater demand on education services. A planning reference often referenced is the Rutgers University, Center for Urban Policy Research, November 2006 study “Who Lives in New Jersey Housing? New Jersey Demographic Multipliers”. This study evaluated the residential population of numerous multifamily facilities throughout the state to establish a baseline for the projected population and number of school age children that came from such a development. The average number of school age children per unit in a low to mid-rise multifamily development is typically between .10 to .13 school age children per unit or 1 school age child per 10 to 13 units. This amount often sounds lower than the expected although it is important to consider that these facilities often have 1 to 2 bedroom facilities therefore not conducive to being occupied by larger families.
2. The increase in peak rush hour traffic could impact local roadways and key intersections. The number of units can have a direct effect on traffic flow during the peak rush hour depending upon the location of such an infill project. This impact can lead to greater traffic delays if not carefully addressed during planning and site plan review.
3. The increase in residential population increases the need for municipal services such as emergency or DPW services.
6. The impact of new infill development on adjacent existing development and the underlying intent and purpose of the zone plan.

The following is the underlying purpose and permitted uses of the LM Zone District:

Purpose: The purpose of the LM Light Manufacturing District is to permit light manufacturing, warehouse, office and research uses.

The principal permitted uses allowed in the LM District include the following:

- Light manufacturing.*
- Warehouses.*
- Self-storage facilities.*
- Laboratories.*
- Business, professional and medical offices.*
- Essential municipal purposes.*
- Child-care facilities, subject to § 195-129B.*

These existing uses are recommended to be continued.

The following is the stated purpose and permitted uses of the RW Zone District:

(WWPB 7/14/11)

Purpose: The purpose of the RW District is to acknowledge an existing area of outlet and wholesale establishments.

The principal permitted uses allowed in the RW District include the following:

Computer, telephone and related electronic equipment sales and rentals.

Electrical/electronic sales and service.

Municipal buildings and uses.

Home furnishings.

Linens.

Leather goods, including luggage.

Jewelry, crystal, flatware, sale of gold and silver and related products (not to be construed as a pawnshop).

Offices, professional and business.

Optical products, including the retail sale of eyeglasses, eyeglass frames and related products.

Shoes and footwear.

Sporting goods and related products (not to be construed to include the sale of guns, rifles, ammunition, or weapons).

Wearing apparel.

Paint, wallpaper and related decorating item stores.

Child-care centers, subject to § 195-129B.

These existing uses are recommended to be continued in the LM zone.

The following uses are recommended to be added in the LM and RW zone districts.

Instructional dance or martial arts;

Glass, window or mirror stores;

Individualized instructional sports training (excluding health clubs, shall not exceed a maximum floor area 5,000sf); Automotive body repair;

Automotive repair;

Car leasing and rental;

Fabrication businesses;

Garden Centers and Nursery (landscapers a conditional use)

Contractor yards (permitting; painters, plumbers, carpenters, electricians, roofing and excavators) (Outdoor storage shall be completely screened in accordance with an approved site plan);

Security businesses

The following uses are recommended for addition only in the RW zone districts.

The permitted uses of the LM zone;

(WWPB 7/14/11)

**Office equipment and supply stores;
Retail Sales of durable products, such as furniture manufactured, stored or assembled for sale on site, with a minimum retail area of 25% of the total building area.;**

The purpose identified in the RW Retail-Wholesale District, is to acknowledge the existing area of outlet and wholesale establishments. The inclusion of automotive, car rental, light fabrication or manufacturing, contractor yards, warehousing and self storage would be expanding the purpose of this zone. If the board chose to permit these uses, this inconsistency would require the identification of the intent to expand the purpose of this zone. Recognizing that this zone has not been occupied to the extent of the stated purpose for this district due to numerous probable market factors, we recommend this district be expanded as noted to provide the evolution of this zone.

The purpose of the LM district is to permit light manufacturing, warehousing, office and research uses. This zone includes a number of uses offered above although; uses such as contractor yards and security businesses are not currently permitted. The purpose of this zone is not largely dissimilar from these uses so they could be permitted without the need to expand the purpose of the zone.

It is further recommended that the re-examination report contain a statement noting that subject to the HUMC North at Pascack Valley being reopened as a full service hospital (H Hospital Zone), the LM and RW zone may be appropriate locations to permit certain uses permitted in the HSO zone with specific conditions. This would further and expand the Goal and objective to foster a medical, research and technology area in this region of the borough serving the northeast region of Bergen County.

3. 2005 Master Plan Re-Examination Report noted: ***Major Planning Issues and Goals***

3.1h – The areas noted in the prior re-examination have experienced minor upgrades and adaptive reuse. The LM zone adjacent to Old Hook Road remains as a limited manufacturing industrial and warehouse zone, which continues to serve a mixed diversity of land uses. The permitted uses within this zone should be further evaluated to determine if they represent uses that could revitalize existing properties as well as to encourage uses, which can serve the needs of the community.

The properties along Broadway in the LB zone remain relatively unchanged since the 1999 re-examination with minor improvements to a few buildings. It remains as an area that has not evolved to its full potential and further evaluation of the permitted land uses and bulk criteria are needed in order to establish further revitalization of this area. Additional regulations have been enacted that constrain further development in this area including the C-1 designation for the Pascack Brook, which is contiguous to this area.

Re-examination update: The recommendations to amend the current uses in LB-1, 2 and 3 zones was re-examined in an earlier memorandum. As previously noted, the LM zone continues to provide a mixed diversity of land uses, recommendations are offered above to expand the permitted uses to further this objective and to help continue to improve the vitality of this district.

4. 2005 Master Plan Re-Examination Report: *Specific Changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.*

Goal #7: To preserve and enhance the borough's commercial areas by: defining their functional role in the community, enhancing the quality of life within the commercial center through an appropriate mixture of activities; encouraging the assemblage of small properties to foster an efficient and attractive design; encouraging the use of the design elements identified in the Land Use Plan; and, encouraging the consolidation and expansion of off-street parking to provide greater convenience for shoppers.

Policy Statement: The borough seeks to encourage the continued development of the community's business district for retail and service commercial uses serving the daily needs of the resident population. The borough's broad land use policy is to reaffirm a central business district with its own integrity, uniformity of purpose, and integration of building, landscaping, signage, design and parking elements as set forth in the Land Use and Central Business District Plans, and also encourage the establishment of a definitive developmental character for the other commercial and business categories delineated herein.

Re-examination update: This goal and policy statement as it pertains to the H, HSO, LM and RW districts, remain applicable and should be reaffirmed.

5. 2005 Master Plan Re-Examination Report: *Specific Changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.*

Section 5.2 (1) (c) – Light Manufacturing (LM) Zone. It has been noted during this re-examination that due to physical conditions and market forces, several properties within this zone have not been developed or adaptively re-used as was contemplated in the land use plan. In order to permit some diversification in land use options, we well as to provide transitional uses along the perimeter of that zone, it is recommended that consideration be given to permitted Mixed Use Office and Age Restricted 55 and over Townhouse and Multifamily Residential Development be permitted as a conditional use in the LM zone. It is recommended that a development of this type incorporate an office transitional use, along a tract boundary adjacent to existing light industrial uses in the zone. In addition, a development should also border upon single family zoned properties, forming an additional level of transition to adjacent residential

(WWPB 7/14/11)

uses. The appendix provides a model ordinance as a point of reference in the consideration of this recommendation.

Re-examination update: As noted in the review of the land use issues facing the LM district above, the mixed use age restricted residential amendment was not recommended by the board to be reaffirmed in this re-examination of the master plan.

6. 2005 Master plan Re-Examination Report: *Amendments to Development Regulations*

Section 65C-123: The sign ordinance should be further refined to require that backlit signs be permitted only with an opaque background for all zones. This feature provides the required identification without the excessive illumination of the sign contributing to glare and light pollution. The 12 inch maximum letter height within the CBD/SPE zone and consequently the CBD, CO, LB, LM, and RW zones may be too restrictive within the maximum 2 foot sign panel when a sign is to be lettered in lower case letters. This is due to the fact that certain font types have letters which extend below the common justifying line for the lettering such as the letters “p” ”g” or “y ”. It is therefore recommended that the ordinance be amended to permit an allowance of 6 inches additional height for ascending or descending lower case letters.

Re-examination update: The recommendation requiring an opaque background for backlit signs has been enacted and therefore is no longer needed. The adjustment to the 12 inch letter size was not amended to date and remains a valid recommendation.

A Zoning Map enlargement was attached.

Mr. Snieckus continued with Item (a), Re-examination of the 2005 Master Plan Re-Examination Report – CBD/SPE, CBD, CO and O Districts, (which included the following excerpts):

Pursuant to the Planning Board’s request, the following is a review of the land use or zoning related recommendations provided by the Westwood Taxpayers Alliance outlined in the document received April 11, 2011 specifically regarding the current analysis of the CBD/SPE, CBD, CO and O district: (The items identified by the document are noted in italics)

1. The report notes that recession has resulted in retail activity is soft resulting some vacancies along Westwood Avenue at a level not seen since the 1970’s.

While the Borough Master Plan cannot address all of the dynamic economic realities affecting the reduction of retail activity in a downtown area, there has been an ongoing effort, as identified in the prior re-examination report, to evaluate ways to improve the regulatory framework to nurture economic improvements to the districts. These goals in a broad sense are to be re-affirmed in the current analysis and detailed considerations are being evaluated as well as

(WWPB 7/14/11)

planning efforts in related districts which are recognized as linked to the strength of the business districts.

2. To maintain the boundaries of the current CBD and CBD/SPE as recommended in the 1994 master plan and codified in the 1994 Land Use Ordinance.

Since the current boundaries are intended to be retained in the current master plan draft there is consistency with these recommendations.

3. Increase the amount of seating permitted for non-traditional, non-restaurant food services in the CBD/SPE district from the current existing 8 to 16 seats.

The Planning Board's review relative to this issue concluded with the recommendation that the number of seats for Gourmet and Specialty Food Stores should be increased to 16 as previously recommended. The definition of **Eating Establishment** was also recommended to be amended to note "should an eating establishment exceed the maximum seating limitation of said use then the use is defined as a restaurant. This will further define the **limits** of this activity to reduce the overburden on the primary retail focus of the CBD/SPE district.

4. It is recommended that restaurant uses should not be permitted to expand to other storefronts fronting on Westwood Avenue.

This recommendation is being furthered in the current master plan re-examination to continue to manage the demand for parking on Westwood Avenue and related side streets and maintain the safety and intended objective of the district as a special pedestrian zone for retail activities.

5. It is recommended that mixed use be permitted in CBD and CBD/SPE zone in special or conditional situations.

The Borough 2005 master plan re-examination report supported a mixed use concept in the southerly area of the CBD as a means to assist the vitality of the district, but formal recommendation was not included nor was it enacted by the Governing Body. Recent discussions of the Planning Board have noted that in certain circumstances and with special considerations, the permission of mixed use in the CBD or CBD/SPE zone may be appropriate. At the end of this document, is the sample regulations reviewed during the preparation of the 2005 Master Plan Re-Examination Report. This information has been appended as follows to address some of the items discussed during prior hearings on this issue:

-Incorporate setback requirements from R-1 single family residential zones so that adequate transitions are maintained between single and multifamily zones.

-Requirements controlling the maximum length of a building and facade detailing are incorporated.

-A maximum length of building has been added to the regulations.

6. *It is recommended that underground parking should be permitted in CBD, CBD/SPE, H and HSO zone with reference to the future redevelopment of the Valley Ford site.*

Review of this issue by the board noted that a single level underground garage may be appropriate in certain locations **in the CBD, H and HSO zones**, subject to appropriate safety considerations such as access and pedestrian safety and only as a part of a conditional use requirement. It is noted that parking garages are permitted as an accessory use to a hospital therefore the permission of underground parking is effectively permitted in this zone.

7. *It is recommended that buildings that have frontage along Westwood Avenue in the CBD/SPE and concurrent to a side street adjacent to the CBD zone be permitted to have the uses of the CBD along these side street frontages. This is requested to expand the potential tenants to avoid vacancies along these secondary frontages of building and further enhance the vitality of the CBD/SPE district.*

This provision could be theoretically accomplished by an amendment to the regulations for the CBD/SPE district wherein the permitted use list is expanded to include: "CBD uses are permitted on the first floor of a structure in the CBD/SPE if the demising walls of the lease area for the proposed use do not physically front onto or connect via windows or doorways to the right of way of Westwood Avenue". While such an amendment may foster economic vitality by increasing the potential uses to lease space and bring foot traffic in closer proximity to the businesses on Westwood Avenue, a concern for the board's consideration of this exception is that zoning provisions should be as clear and unquestionable criteria as possible. It is a common rule in planning that lots are best located in a single zone so that it is clear what the permitted uses and bulk criteria are for that zone. While the exception noted above, applies only to use, it leaves some interpretation of where does the right of way for a roadway begin or end and what constitutes the demising area of a tenants lease area. **This proposal was not recommended to be included in the re-examination report.**

8. *Neon Signs should be prohibited.*

Per §195-157 B (1) of the Westwood Ordinance no sign filled with neon gas filled tube or lighting design to create a visual effect similar to neon is not permitted. Following further review by the Planning Board, it is recommended that **an exception be placed in the sign regulations wherein a non-flashing neon sign or sign creating the visual effect similar to neon is only permitted internally in a building and must be placed a minimum of 10 feet from a window to the outside of the premise containing such sign. The premise can only have 3 such signs and each shall be not be larger than 3 square feet and contain no more than 3 colors.**

9. *Maintaining a prohibition of drive thru banks in CBD as well as CBD/SPE zone.*

(WWPB 7/14/11)

It is noted due to the descriptive nature of the uses permitted in each zone, banks are not permitted to have a drive thru in the CBD/SPE district since it is not specifically listed. This is further supported in §195-111 A. Prohibited Uses which states “All uses not expressly permitted in each zone district are prohibited”. Although, since drive thru’s are becoming more common place, to avoid interpretations that such uses are customary and incidental to a permitted use, this prohibition should be specifically listed for clarity. **Therefore the board recommends that drive thru facilities not be permitted in the CBD and CBD/SPE Zones.**

10. Redesign of traffic patterns at the three Broadway intersections and within Veteran’s Park initiated by the Mayor and Council.

These future improvements are currently recommended by the Planning Board in the prior Re-examination Report subject to the review and approval of the Mayor and Councils approval of the specific plans.

11. Resurface the pedestrian cross walks along Westwood Avenue with textured pavement. Further install crosswalks along Jefferson Avenue between Center Avenue and Broadway.

The Central Business District Element of the master Plan had offered this recommendation and should be identified in the recommendations for the CBD.

Pursuant to the board’s request we offer the following excerpts from the 2005 Master Plan Report Re-Examination for the CBD/SPE, CBD, CO and O zone districts for your review and consideration in formulating recommendations for the current re-examination report (2005 Master plan Re-examination report items are *italicized*):

1. 2005 Master Plan Re-Examination Report noted: ***Major Land Issues currently facing the municipality***

#1 – The central business district of Westwood represents a significant community asset that requires periodic review to ensure that the district continues to serve the community’s needs and improve its market share. The analysis of the CBD has noted that the CBD is facing greater and stiffer competition from other nearby retailers, business district’s and the internet. Such continued competition, if ignored, diminishes the desirability of the commercial area fostering stagnation and less reinvestment. Evidence of this is the recent shift in property valuations whereby commercial properties have seen a significantly slower increase in value as compared to residential properties within Westwood. This shift is transferring the tax burden onto residential property owners, undermining one of the basic arguments for a strong commercial district. In order to enhance the district’s economic vitality and improve the district’s competitiveness, the planning board contemplated land use strategies including residential and commercial mixed use developments in the southerly area of the CBD. Following an assessment of the implications of providing this added mixed use, it is noted that the Planning Board supports this use as a means to address the issues facing the district, but the formal recommendation is not made at this time for this zone.

Re-examination update: Since the time of the last re-examination, mixed use developments in the CBD have not been pursued. The board should re-evaluate if the mixed use alternative noted in the above excerpt represents a continued issue to support or recommend at this time.

2. 2005 Master Plan Re-Examination Report noted: *Major Land Issues currently facing the municipality*

8 - *The mixed use provision of the “O” zone has been applied to a recently constructed mixed use facility along Jefferson Avenue. In review of the functional operations of such a facility it has become apparent that the range of mixed uses that are contemplated represent a greater demand for land area than what the zone prescribes at 1 ½ acres. This lot area condition should be increased to allow greater area for circulation and parking to accommodate the proposed mixture of uses and the appropriate transition from the surrounding residential areas to the CBD.*

Re-examination update: The “O” zone was amended in 2006 to require a minimum lot area requirement of 2 ½ acres in accordance with this recommendation, therefore this issue has been addressed and is no longer applicable.

3. 2005 Master Plan Re-Examination Report: *Major Land Issues currently facing the municipality*

10 - *In consideration of the increasing cost of gasoline and diesel fuel, the borough should consider accommodating and encouraging alternative modes of transportation in the land use policies it fosters. Accommodations for bicycles and pedestrian are specifically applicable to Westwood. The neighborhoods are interconnected by a grid network of streets and the points of access to mass transit are conducive to bicycle and pedestrian connections. A comprehensive study of bicycle and pedestrian routes should be undertaken to establish a network of roadways and pathways to form linkages between neighborhoods and points of mass transit and points of employment. The routes established are recommended to be integrated into a circulation element of the master plan thereby creating a guideline document for phased improvements to achieve this objective. The following is a preliminary list of key locations of the borough which when linked provide a network of bikeways and pedestrian routes:*

- 1) *Central Business District*
- 2) *Train Station*
- 3) *Bus Stops*
- 4) *Municipal Building*
- 5) *Westwood Plaza Shopping Center*
- 6) *Arterial Roadways (ie; Kinderkamack Road, Broadway, Westwood Avenue Washington Avenue, etc.)*

Re-examination update: The borough has prepared and adopted the Open Space and Recreation Element in September of 2008 wherein specific bikeway recommendations were

identified and mapped. The recommendations will need to be further developed to insure they are realized to address the needs described. In addition, the borough should continue to consider future sidewalks and connections between neighborhoods in the borough to reduce the reliance on vehicular transport and to enhance connections to mass transit.

4. 2005 Master Plan Re-Examination Report: *Major Planning Issues and Goals*

#3.1(b) Need to reinforce uniform development regulations. This land use objective is reaffirmed due to increasing development pressures and the need to protect uniform land use arrangements within the community and to preserve the current boundaries of the business districts. In addition, the borough has strived to mitigate potential impacts on residential zones through buffer and setback requirements in order to maintain their uniform arrangement and protection of health, safety and welfare.

Re-examination update: Since the last re-examination, the limits of the business districts have continued to be upheld and improved with a continued focus on the reduction of impacts on adjacent residential areas. In addition, it is important that the borough continue to maintain the uniformity of land use arrangements between individual properties with proper transitions provided between adjacent zones.

#3.1(d) Maintaining the economic vitality of the business district and improving the non-residential tax base has been an ongoing effort for the borough in order to respond to an evolving business environment. To adapt to this change the land use standards should be reviewed to insure their consistency with contemporary needs.

Traffic circulation is critical to the safe and efficient movement of motor vehicles through the business district. The borough has been actively pursuing comprehensive traffic improvements at several intersections surrounding the district in order to improve traffic delays. These improvements are needed in order to respond to changes in traffic patterns and to improve circulation and safety for vehicles and pedestrians throughout the district.

The district has realized the creation of additional public parking through the expansion of an off street parking lot within the district since the last re-examination.

The additional parking area was established by the Parking Authority adding a parking lot along Center Avenue in between Westwood Avenue and Jefferson Avenue. The business community and public have emphasized that there needs to be improvements to the accessibility and signing of parking in the district. The improvement to and the creation of additional parking areas within the district should be ongoing effort in order to insure that sufficient parking will be available to meet future demands.

In addition, to improve the visual context of the district it is recommended that a design guideline handbook for façade and building improvements be adopted. A handbook would help

(WWPB 7/14/11)

to provide a framework for façade improvements and identify recommended improvements that an individual property owner or merchant could implement. The guidelines help to identify period appropriate detailing and illustrate what the borough is striving to achieve for the image of the CBD.

Re-examination update: Economic vitality of the business districts in the borough is an increasingly important consideration to insure the districts provide the needs community. In addition, the continuation of the CBD districts as a strong center of commerce for the region is essential. Enhancements to the districts properties should be encouraged, where appropriate, so that they represent a positive ratable to offset property tax impacts on the borough's residential properties.

While some traffic improvements have been implemented at various critical intersections in the borough, future improvements continue to be a focus for the borough to insure improvements to the flow and safety of vehicular traffic and continued economic vitality of the borough is achieved. The safety of pedestrian traffic is also a critical objective, particularly for pedestrian routes to schools, recreation centers and the various business areas of the community.

Improvements to parking accommodations are an on going effort in the business districts of the borough. The accessibility of public parking via signage and the improvements to these areas are needed to insure these areas serve the needs of the adjacent properties. The review of future applications for development should be vigilant to insure that the proposed development does not place an undue burden on the availability of public parking for patrons.

The borough prepared a Central Business District Study and Plan in 2005 to provide the recommended design guidelines for the district. The document provides recommendations for roadway, streetscape, parking and architectural elements.

The continued awareness of the suggestions in this document should be promoted in the borough to guide future improvements.

5. 2005 Master Plan Re-Examination Report: *Specific Changes recommended for the Master Plan or development regulations, if any, including underlying objectives, policies, and standards, or whether a new plan or regulations should be prepared.*

Goal #7: To preserve and enhance the borough's commercial areas by: defining their functional role in the community, enhancing the quality of life within the commercial center through an appropriate mixture of activities; encouraging the assemblage of small properties to foster an efficient and attractive design; encouraging the use of the design elements identified in the Land Use Plan; and, encouraging the consolidation and expansion of off-street parking to provide greater convenience for shoppers.

(WWPB 7/14/11)

Policy Statement: The borough seeks to encourage the continued development of the community's business district for retail and service commercial uses serving the daily needs of the resident population. The borough's broad land use policy is to reaffirm a central business district with its own integrity, uniformity of purpose, and integration of building, landscaping, signage, design and parking elements as set forth in the Land Use and Central Business District Plans, and also encourage the establishment of a definitive developmental character for the other commercial and business categories delineated herein.

Re-examination update: This goal and policy statement remains applicable and should be reaffirmed. In addition this goal should not only refer to the CBD but to the LB, SC and O district to advance these features in these districts as well.

6. 2005 Master Plan Re-Examination Report: ***Proposed Amendments to Development Regulations and Land Use Plan***

5.2 (1) (a) - Central Business District / Special Pedestrian Environment (CBD/SPE) Zone. The permitted uses in the CBD/SPE zone are comprised of uses which are conducive to the pedestrian retail environment in the zone. To foster variety, some limited food service uses have been permitted in the zone to service patrons but the larger sit down restaurants are permitted in the surrounding CBD. This policy is maintained but some adjustments are recommended to these uses in the CBD/SPE. The following are changes recommended for the criteria for Gourmet Specialty Food Stores and some additional permitted uses for the CBD/SPE:

-Nutritional and Health Food stores

-Gourmet and Specialty Food Stores Criteria: (such food store having 1,500 sf or more shall have no more than 16 seats (from 8) for consumption of food prepared at establishment)

Re-examination update: Nutritional or health food stores have not been added to date and are recommended for future consideration. The criterion for the number of seats for gourmet specialty food stores has not been changed although should be re-evaluated to conclude if this remains a recommendation.

5.2 (1) (e) - Office (O) Zone. The "O" zone is geographically located on the fringe of the CBD zone and serves as a transitional zone between perimeter residential uses and the CBD. The existing mixed use provision of the "O" zone should be modified in order to assure the appropriate lot area is provided to accommodate the mix of uses permitted and safe and efficient traffic and pedestrian circulation. In review of the functional operations of a mixed use facility and the need to maintain the transitional characteristics of the zone, it is recommended that the minimum land area be increased to a minimum of 2 ½ acres from 1 ½ acres.

Re-examination update: As previously noted this recommendation was implemented, therefore it is no longer applicable.

7. 2005 Master Plan Re-Examination Report: *Amendments to Development Regulations*:

Section 65C-109. A criterion for maximum length of a building in the CBD zone should be studied to manage the potential consolidation of several contiguous lots in a redevelopment project resulting in an undesirable building length. Further study should be undertaken to establish a maximum building length that would be relative to the established character while allowing for some modest consolidation of properties. In addition, the analysis should consider the incorporation of a maximum lot size in order to limit the land area encompassed within one development.

Re-examination update: This recommendation has not been implemented to date and remains a continued consideration.

8. 2005 Master Plan Re-Examination Report: *Amendments to Development Regulations*

Section 65C-123 I.4.: The sign ordinance does not permit, within the CBD and CBD/SPE, awnings to be yellow or red for safety purposes. It is recommended that this limitation be removed.

Re-examination update: This recommendation has not been implemented to date and remains a continued consideration.

9. 2005 Master plan Re-Examination Report: *Amendments to Development Regulations*

Section 65C-123: The sign ordinance should be further refined to require that backlit signs be permitted only with an opaque background for all zones. This feature provides the required identification without the excessive illumination of the sign contributing to glare and light pollution. The 12 inch maximum letter height within the CBD/SPE zone and consequently the CBD, CO, LB, LM, and RW zones may be too restrictive within the maximum 2 foot sign panel when a sign is to be lettered in lower case letters. This is due to the fact that certain font types have letters which extend below the common justifying line for the lettering such as the letters “p” ”g” or “y ”. It is therefore recommended that the ordinance be amended to permit an allowance of 6 inches additional height for ascending or descending lower case letters.

Re-examination update: The recommendation requiring an opaque background for backlit signs has been enacted. The adjustments to the 12 inch letter size was not amended to date and should be evaluated to conclude if it remains a continued consideration.

10. 2005 Master Plan Re-Examination Report: *Amendments to Development Regulations*

Health Care Services. The ordinance definitions should include a definition for a health care support services as well as specific zones wherein they would be permitted such as in the CBD, CO and O zones. The services included under this use would include a wellness center,

(WWPB 7/14/11)

nutritionist, physical therapy, holistic healing and dietitian. The parking standards should also include a recommended standard for this use of 1 space per 200 square feet.

Re-examination update: This recommendation has not been implemented to date and remains a continued consideration.

11. 2005 Master Plan Re-Examination Report: ***Master Plan Design Issues***

The one notable feature of the CBD that continues to merit attention is the 1993 master plan proposals for the enhancement of Veterans Park. The proposals were designed to integrate the park into the Westwood Avenue corridor in a more direct fashion than is presently the case. The design sought to open up views of the bandstand from Westwood Avenue, so there would be a more direct visual and physical linkage between the central business district and the bandstand and between shoppers and the park setting. Improvements will also serve as an attractive enticement to enter the park, and for pedestrians and shoppers to use the park as a pleasant passive park amenity and respite from shopping or visiting the downtown area. This re-examination report reaffirms propriety of the central business district and park plan which was set forth in the 1993 master plan.

Re-examination update: The rehabilitation of the Veterans Park is currently being studied, a recent effort underway is the new bench dedication fundraising program for new park bench's that offer greater comfort and aesthetic context. Future improvements to this iconic park should further the visual and physical connections as recommended in above noted statement.

In addition to the 2005 Master Plan Re-Examination Report, a CBD (Central Business District) study was prepared and adopted in 2005. The following is noted from the study:

12. 2005 Central Business District study and plan: ***Goals and Objectives***

a. Improve vehicular and pedestrian circulation including improvement of vehicular flow in and around Westwood Avenue; enhancing connection to mass transit; improve identification and ease of access to parking lots; create greater pedestrian safety within and surrounding the CBD.

b. Improve upon existing streetscape elements; provide opportunities for place making and gathering areas; improve connection to Veterans Park

c. Improve and increase parking.

d. Identify, implement and retain storefront improvements, protect and maintain historically significant structures; pursue financial assistance program that will help small business owners improve facades.

Re-examination update: These goals and objectives remain pertinent master plan recommendations.

1. Permitted Uses CBD and CO Zone.

Add the following use to the current list of permitted uses in the CBD and CO Zone: Mixed Use Commercial and Multifamily Residential Development subject to the following requirements: a.

a. Permitted Use Standards Mixed Use Development:

1. Area and Bulk Standards

Minimum Lot Area **40,000 sf**

Minimum Lot Frontage 100 feet*

Minimum Lot Depth 150 feet

Minimum Front Yard Setback 15 feet**

Maximum Front Yard Setback to building 25 feet

Minimum Side Yard 10 feet

Minimum Rear Yard 35 feet

Minimum Building-to-Building Setbacks 35 feet

Minimum Buffer Rear and Side Yard 10 feet

Maximum Building Coverage 40%

Maximum Lot Coverage 75%

Maximum Residential Density 12 dwelling units per acre

Maximum Units per Building 8

Minimum floor area per residential unit 650 square feet

Maximum Building Height 2 stories/30feet, 35 feet to ridgeline

Minimum Parking Spaces Per RSIS requirements

Maximum Building Length 80 feet

*Corner lots shall have frontage of 150 feet on at least one street, with the remaining street frontages of at least 150 feet. ** If public right of way is contiguous to an R-1 single-family residential zone then the front yard setback shall be a minimum of 25 feet. A one story entry feature shall be permitted to extend a maximum of 5 feet into the front yard setback, for a maximum width of 20 feet and contain a gable roof.

2. Non-residential uses shall be permitted on the first floor only.

3. Non-residential use building entrances shall not front on a public right of way adjacent to the R-1 single family residential zone.

4. All garage entrances shall face the side or rear yard only.

5. Single level underground garage spaces are permitted subject to the review of safety of street access and the interface with the pedestrian environment.

6. All parking areas shall be so configured to be adapted to permit the extension of the parking access isles to adjacent parcels for providing shared access to an adjacent mixed-use development. The easements to provide for the shared access ways shall be a requirement of a mixed-use development as deemed appropriate by the reviewing board.

7. Restaurants, restaurant with bar and on site-dry cleaning establishments shall not be permitted where there are residential units on floors above.

8. A minimum of 10 percent of all residential units shall meet the requirements of the New Jersey Council on Affordable Housing (COAH) for affordable units, subject to the latest COAH regulations in effect upon the time of application to the borough.

9. Architectural detailing. All proposed building facades shall have a coordinated architectural design and style. The architectural detailing of the buildings shall be contextually compatible and true to the architectural style or theme selected for the development. The architectural elevations shall provide some differentiation from unit to unit to create variety and interest, but shall not be so dissimilar as to detract from the overall architectural composition of the development.

10. Architectural design features shall be used to create interest and variety and shall include staggered unit setbacks, changing rooflines and roof designs, and alterations in building height. Decorative elements such as shutters, porches, balconies, cornice features, columns and capitals and other design elements shall be incorporated into the design of all of the facades of the building to maintain a consistent look to a building.

11. No flat roof structures are permitted. An exception to this requirement would be to accommodate roof mounted mechanical equipment wherein screening is provided by sloped roof elements and other related architectural features of the proposed building.

12. No more than 30 feet of building wall may be proposed without providing a front wall break in the facade of not less than one (1) foot unless some other acceptable method of façade articulation is provided.

13. Building colors shall have a complementary color palate that contains no more than four complementary colors.

14. Building materials shall be consistent with the architectural theme of the development.

15. All exterior mechanical equipment shall be roof mounted and screened by a wall, roof element or by other means, and such screening shall be in keeping with the architectural motif of the building. Said mechanical equipment and screening shall be permitted to exceed the

(WWPB 7/14/11)

permitted height of the principal building by a maximum six feet, and shall not occupy more than 15 percent of the roof area.

16. Residential units must be provided with a direct access to the properties street frontage to encourage pedestrian access.

17. Buffer Areas. Buffers from adjacent residential and commercial properties shall comply with the following standards:

a.) Landscaped berms shall be incorporated to accentuate the screening qualities of the proposed landscaping. Berms shall be a minimum of two feet in height. The width should vary with side slopes of 1 to 5 to 1 to 2, without adversely affecting natural drainage or slope retention;

b.) Berms shall be overlapping where drainage swales are required to pass through them. The final design must be reflected upon the grading and drainage plan;

c.) The landscaping shall be designed to complement the berms and shall be designed to provide a screen along the majority of the buffer area. Planting shall be installed at a variety of sizes which conform to the following minimum sizes:

| | |
|-----------------|----------------------------------|
| Shade Trees | 3 inch caliper |
| Evergreen Trees | vary from 7-8 feet to 10-12 feet |
| Shrubs | 18-24 inches |

d.) The landscaping within the buffer area shall include a predominance of evergreens to provide buffering during the dormant seasons. Evergreen trees shall be spaced to provide an acceptable screen subject to the approval of the board.

18. Landscape Plantings. A minimum of 30 percent of the plantings proposed shall be indigenous to the region.

19. Foundation Plantings. The landscape plan shall include foundation plantings that provide an attractive visual setting for the development. These plantings shall include species that provide seasonal interest at varying heights to complement and provide pedestrian scale to the proposed architectural design of the buildings. The foundation planting shall incorporate evergreen shrubs and groupings of small trees in order to provide human scale to building facades and winter interest.

(WWPB 7/14/11)

20. Streetscape. The development shall include a cohesive thematic streetscape design that includes such items as sidewalk pavement design, stylized street lighting and thematic street tree planting. The streetscape shall include the following elements:

a.) Sidewalk areas within the development as well as along the public right of way should include creative use of stylized brick or concrete pavers, colored and stamped concrete or decoratively scored concrete;

b.) The street lighting should incorporate the use of stylized light fixtures that complement the proposed building architecture. The following standards shall apply:

1.) **The stylized freestanding lighting fixtures shall comply with the municipal standards light fixtures where applicable;**

2.) The light fixtures should incorporate sufficient photometric controls, which shield the source of lighting from adjacent buildings or properties;

3.) The height of the street lighting fixtures should be residential in scale and should not exceed a 12-foot mounting height;

4.) The lighting levels proposed should conform to all applicable ordinance standards provided herein.

c.) Pedestrian crossings of roadways should be accentuated through the use of differential pavement crossings;

d.) Shade trees. Shade trees shall be provided for all streets and parking areas and shall be in accordance with the following standards:

1.) The shade tree planting layout should complement the overall theme for the development as a whole;

2.) Spacing between trees shall be determined based upon species and the desired theme. The spacing should range between 30 to 40 feet on center. There shall be a minimum of one shade tree per ten parking spaces within all parking lots;

3.) There should be several species of shade trees incorporated into the design of the overall project to avoid problems associated with a monoculture;

4.) The choice of tree species should be based on form and on site conditions and shall be subject to the approval of the Shade Tree Committee;

5.) Shade trees shall be a minimum of 3 inches in caliper.

Mr. Snieckus' presentation was complete. Board discussion followed. The matter was opened to the public. Mr. Hampton, property owner on Carver Avenue, expressed difficulty he experienced in trying to rent his commercial property in the past, explaining how difficult it was for tenants to come into Westwood, and the costly procedures. His building sat empty for three years. Mr. Martin commented the Board is following the law like all other municipalities.

Westwood Swim Club President came forward and stated they would like the Board to consider recreational zone. They are presently are zoned RW, they are not-for-profit and not residential, and the situation is unique, and they would like the Board to create a recreational zone with the intent to give them a lower tax rate. They utilize very little of the town's resources. They dispose of their own garbage, and they are only open three months during the year. This would aid them as a non-profit entity.

Mr. Schluter deferred to Mr. Snieckus as to whether we had a recreational zone. Mr. Snieckus said they did not and it is because in specific areas, you are then reducing the ability of that property to become something else. The idea is to keep the value in the property. Bonding is possibly a tool and could be looked into. Mr. Martin commented the tax issue is separate from the zoning issue. Mr. Snieckus commented there could be appeals based on the actual use of the property. Mr. Martin said the Governing Body, not the Planning Board, can change the zone, and if they slice this piece off to rezone it, that could be considered spot zoning. Mr. Snieckus explained the courts do not look on this favorably. Mr. Martin suggested a commercial recreational overlay that would encompass this property as well as other property and not be considered spot zoning. Mr. Snieckus said it is something that could be done, but may not help with the taxes. Councilwoman Waneck commented a recreational zone does not automatically lead to low taxes.

Mayor Birkner noted with respect to age-restricted housing, the public was concerned about the burden on police and EMS services. Councilwoman Waneck commented she was not in favor of age-restricted and was also concerned about having too many overlay zones. She also was not in favor of mixed uses in the LM

(WWPB 7/14/11)

Zone. Ms. Costello and Mr. Olivier agreed. Mr. Lamb requested to comment about overlay zones and age-restricted housing, speaking at length and stating in certain zones, it could be prudent.

Mr. Martin commented care should be exercised not to create excessive noise or affect the quality of life in those zones. Mixed use was discussed and Mr. Snieckus would clarify the definition. This would be consistent with the prohibition against different uses on one lot.

Mr. Snieckus also distributed a Proposed Overlay and Zoning Map Adjustment Illustration.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 10:30 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary