

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
PUBLIC MEETING AGENDA
REGULAR PUBLIC MEETING
July 26 2012**

APPROVED 8/23/12

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:05 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: Mayor Birkner
Thomas Constantine
Philip Cerruti
Councilwoman Ingrid Quinn
Daniel Olivier
Jaymee Hodges, Chairman

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Ed Snieckus, Burgis Associates, Board Planner
Louis Raimondi, Brooker Engineering,
Board Engineer

ABSENT: William Martin (excused absence)
James Schluter, Vice-Chairman (excused absence)
Richard Bonsignore (excused absence)
Ann Costello (Alt. #1) (excused absence)
Keith Doell (Alt. #2) (excused absence)

4. MINUTES: The **Minutes of 6/28/12 were approved** on motion made by Philip Cerruti, seconded by Dan Oliver and carried. The Meeting of 7/12/12 was canceled due to lack of applications to process.

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5. CORRESPONDENCE:

1. Memo from Ed Snieckus, Burgis Associates, dated 7/15/12, RE: Pascack Valley Health Systems entity of HUMC;

2. Memo from Ed Snieckus, Burgis Associates, dated 7/16/12, RE: DeBon;

3. Memo from Russell R. Huntington, Esq., dated 5/15/12 RE; Temporary Signs in Hospital Zone;

4. Report of Brooker Engineering, dated 7/13/12 RE: Pascack Valley Health Systems entity of HUMC;

5. Report of Brooker Engineering, dated 7/6/12 RE: DeBon and Kuncker;

6. Report of Brooker Engineering, dated 6/19/12 RE: Pascack Valley Health Systems;

7. Report of Brooker Engineering, dated 7/3/12 RE: Grace Episcopal Church;

6. RESOLUTIONS: None

7. PENDING NEW BUSINESS: None

8. VOUCHERS: A motion to approve Vouchers totaling \$18,770.75 was made by Philip Cerruti, seconded by Dan Olivier and carried unanimously on roll call vote. (The vouchers of Catherine Gregory totaling \$1,650. removed and sent to Zoning Board)

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS
The Board Professionals were sworn in

1. Grace Episcopal Church, 9 Harrington Avenue, Block 812, Lot 5 - Minor Site Plan Application with Variance to Permit a Freestanding Sign Application - Mr. Randall stated his office is within 200' of the subject premises; therefore, he recused himself and stepped down from the dais. James D'Elia, Esq. represented applicant and gave opening remarks. The application was for a freestanding sign that exceeds the maximum sign area

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in the "O" Zone. Mr. D'Elia circulated a revised sketch of a wooden ground sign, 8' x 6.7', set back 10' from the property line. They submitted a lengthy application. They are over on their stringer measurement, and they submitted a signed and sealed survey dated 9/24/09 by Lantelme, Kurens & Associates.

Variance relief was required for the following: Maximum sign area of 6' x 4' for the main panel, plus 2 stringer type sign panels of 5' x 8" by 1' tall, for a total sign panel area of 35.32 sq. ft., whereas 24 sq. ft. is permitted; Maximum sign height of 8' proposed where 5' was permitted; and Minimum sign clearance from the adjacent grade of 19.84" proposed, whereas 24' is required.

Larry Topin of River Vale, member of Grace Church since 1992 was sworn in. (Mr. Constantine arrived at approx. 8:10 pm) Mr. Topin testified he was a committee member and church member, charged with building the church within and from the outside. They are reaching out to improve their visibility. Currently their sign is white and set back, dilapidated and not really visible. They are looking to replace the sign and negotiated with a sign person in Park Ridge. They have had it completed over the past year and are looking to get it approved. Presently they have a smaller sign announcing functions of the church to reach out to the community, for community service and the like. This sign would replace the current old sign. The sketch is the exact sign, 72" x 48" on the main board, with two posts and stringers down below of 72" x 9". It is wooden with bright gold lettering on burgundy background.

A photograph was marked Exhibit A1. The church was established in 1905 serving Westwood and the surrounding community. The stringers are replaceable with others they plan to purchase on occasion to mark the different festivities at the church. This was A2. The survey by Chris Lantelme was marked A3. The church is located at five corners. The sign will be set back 10' from the property line. This is the only opportunity for them to be a public face in the community. There are no other signs that would announce there is a church here in Westwood. The two stringers would send out a message. Mr. D'Elia had no further questions.

Mr. Snieckus asked Mr. Topin about lighting, and it was indicated that flood lights would be used. Further, he

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indicated, parking is along Harrington and the other side of Kinderkamack Road. Mr. Raimondi asked for the hours for the lighting. They did not know yet exactly. Mr. Raimondi had expressed concern that the sign would infringe upon the sight triangle at the corner, but since the intersection was controlled by the traffic signals, he did not think it would be a detriment. Mayor Birkner was concerned about sight lines and asked about the idea for the angled orientation of the sign. They felt it had the best visibility. Councilwoman Quinn commented it will be a wonderful addition to the front of a beautiful building and likes that they have the established date, and from the avenue it will be viewed beautifully. Mr. Olivier inquired about a variance, and the response was the distance-from-the-ground variance was eliminated since it is now 29", Mr. Snieckus confirmed. He felt 8' tall 10' from the curb was too tall. Mr. Topin responded the only problem is the sign has been made over a year ago. They did not have enough information on the permit when they took it to the sign person. The Mayor recommended it be set back a little further. It was agreed that the sign would be set back an additional 5'. Applicant was satisfied. The Chairman added it was a nice sign that would enhance the church and area.

There were no questions from the public. A motion for approval was made by Mr. Cerruti and seconded by Mr. Olivier. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner Mr. Constantine, Mr. Cerruti, Mr. Olivier, Councilwoman Quinn, and Chairman Hodges voted yes.

2. HUMC/PVH Entity, 250 Old Hook Road - Variance and Site Plan (signage), Block 2001, Lot 16 - Mr. Basralian represented the applicant in an amended site plan application for signs and gave opening remarks. The reason for the application was to enable visitors to negotiate their specific entry point into the buildings with as little difficulty as possible. There would be four signs total. Three are in the same location. They are also proposing a 10 sq. ft. sign on the main entrance and a 10 sq. ft. rear entrance sign. The signs would be "like kind" to the existing ones. The variances and waivers were set forth.

Jack Hulme from Exit Company, Philadelphia, PA, a graphics design firm, was sworn in, qualified and accepted. Mr. Basralian questioned the witness. His firm was hired find the best ways to install the signage. He studied the site and made

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recommendations. The 4 page drawing was entitled, "Campus Wayfinding Study", dated 6/29/12. It shows how people are directed to the main entrance, people going to the emergency room department, and the third was showing the parking area for staff and also for maternity. The first sheet of this drawing was marked Exhibit A1.

Mr. Hulme described the details of the Sign Location Plan, Sheet 2, marked Exhibit A2, showing signs marked B1 B2, B3 and A1, A2. The first existing sign to be replaced has a brick face and will be replaced. There is another existing sign at the West entrance. They are proposing to replace it to match the other signs. The third sign will be replaced. There will be a new sign near the entrance, set back.

Sheet 3, Signage Details, Amended Site Plan Submittal, was marked Exhibit A3; and Sheet 4, A1 Signage Details, was marked Exhibit A4. Both were described by Mr. Hulme in detail, including lettering, color and illumination. Also, Mr. Basralian commented it is very important for the public to know that the Emergency Room is open 24/7.

Mr. Snieckus had questions of the witness regarding the signs per his report dated 7/12/12. Per his review, two (2) wall-mounted signs, to be mounted at the front and rear building canopy entrances, are proposed. Both signs include individual illuminated letters, white in color, and identifying the "Main Entrance" to the building. An 810 sq. ft. wall-mounted sign is also proposed along the building façade, West of the main entrance and fronting along Old Hook Road. A 65 sq. ft. blue and green "H" is located above a blue and green Hackensack UMC (79.7 SF). The sign lettering below the "H" includes a combination of the Hackensack University Medical Center as well as lettering indentifying the Pascack Valley campus. The table details the wall-mounted signage details and their compliance with the signage regulations for the H District.

Mr. Snieckus asked if traffic coming West on Old Hook could passed up the East entrance, how do they know the next entrance leads to the Emergency Room. Mr. Hulme explained once they enter, there will be signs. Mr. Raimondi expressed in an emergency, there should be another directional at the main entrance. Mr. Hulme responded there could be a small, "trailblazer" sign at that location. Mr. Raimondi asked if the

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emergency vehicles coming eastbound go into the East entrance. It would be two less turns. Mr. Hulme said they wanted to get people off the public roads as quickly as possible. Mr. Basralian commented the ambulances find the best way to get in, and it is hard to predict what a person would do in an emergency, but they have two sides to enter from. Mr. Hulme then suggested a 30'x 30" emergency sign panel East of the main entrance, if the Board would be so inclined.

Questions by the Board followed. Mr. Schluter felt the emergency sign 30" x 30" would be beneficial and would even agree to another one West of the main entrance. He also agreed with Mr. Raimondi entering into the East entrance direct to the ER and not the main entrance. Mayor Birkner commented about vehicles entering the site as well. Councilwoman Quinn was concerned about the height of B2, that it might obstruct the sight going West. They would realign it to make sure there was an ample line of sight, Mr. Hulme responded. Chairman Hodges asked, and it was stated letters would be aluminum, but not back lit. He asked why the free-standing sign in the northwest area was being removed. Mr. Hulme answered there was no reason for a large sign there. People would be directed to the front. Mr. Basralian commented it was a good suggestion, and there may be another monument sign then. Chairman Hodges asked why they would not put HUMC in the brick façade and eliminate word Hackensack. It was the new insignia and identification logo for the hospital, Mr. Basralian explained. Why not keep regular traffic at the West entrance and the emergency vehicles separate Chairman Hodges asked and noted. They would look at that. Councilwoman Quinn asked about exit signs.

The matter was opened to the public. Barbara from Westwood Boulevard asked if the lighting would be stationary or blinking. The response was blinking.

The Chairman inquired if the case was complete, and Mr. Basralian responded yes and would accept a resolution with conditions as noted and revised plans.

A motion for approval was made by Philip Cerruti and seconded by Thomas Constantine. On roll call vote, Mayor Birkner, Mr. Constantine, Mr. Cerruti, Mr. Olivier, Councilwoman Quinn, and Chairman Hodges voted yes.

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3. DE BON, 146 Carl Place, Block 1201, Lot 15, and 146 Fourth Avenue, Block 1201, Lot 17 - Minor Subdivision - Bruce DuBon, the applicant, was present and was sworn in and presented the application. The next door neighbor, Mr. Kuncken and his wife had passed on, and he approached the son and daughter about acquiring a piece of their property. His property faces northwesterly and the neighbor faces westerly. Mr. DeBon asked if he could purchase a small piece of their property, since they have a very small house on a very large piece of property. When he bought his property 12 years ago he misunderstood where his property line ended. The Minor Subdivision Plan prepared by Canger Engineering Associates, dated June 2012, was marked Exhibit A1. The southwesterly neighbor had no problem with this. The applicant was a contract purchaser and he submitted a copy of the agreement. The property he seeks to purchase is approximately 75' in length and 10' wide, and is located in the rear yard, in the most westerly portion of Mr. Kuncken's property on Carl Place, Block 1201, Lot 17, next to the most easterly portion of the property owned by him, on Fourth Avenue, Block 1201, Lot 15.

Mr. Raimondi rendered a report dated 7/6/12 and stated if the other owners sign the application and area added to the Subdivision Map, he has no objections. The new lot line and the old lot line should be labeled on the plan. Also a Subdivision Deed must be recorded. Mr. Snieckus had no issues, but noted there was a flood zone in the area. His Memo was dated 7/16/12 and described the area to be purchased as approximately 864 sq. ft., or approximately 69.32' long by 12' wide. There was a minimum side yard deficiency, but no variance relief is required, as the existing and proposed side yard requirements remain the same. Waivers were requested on the subdivision plat details and requirements.

Questions by the Board followed. There were no further questions, comments or discussions. A motion for approval was made by Dan Olivier and seconded by Philip Cerruti. On roll call vote, Mayor Birkner, Mr. Constantine, Mr. Cerruti, Mr. Olivier, Councilwoman Quinn, and Chairman Hodges voted yes.

10. DISCUSSIONS:

1. Draft Sign Ordinance - Ed Snieckus distributed Sample Regulations: (a) Window Art; and (b) Hanging Signs;

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Holiday Window Signage - Mr. Snieckus discussed the amended Ordinance regarding holiday signage. There was a question of how long you could put up another sign after you take one down. Previously it was 30 days, and the suggestion was 15 days. That was the only change to go back to the Council with.

Temporary Signs in the Hospital Zone - Mr. Snieckus Memo provided certain recommendations. Any size sign should be submitted subject to limitations noted therein.

Mr. Snieckus concluded and stated should the Board feel this is satisfactory, they can make the recommendation. A motion to recommend the changes to the Mayor and Council was made by Thomas Constantine and seconded by Philip Cerruti. There were no further questions, comments or discussions. On roll call vote, Mayor Birkner, Mr. Constantine, Mr. Cerruti, Mr. Olivier, Councilwoman Quinn, and Chairman Hodges voted yes.

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

Respectfully submitted,

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