

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
January 24, 2019**

APPROVED 2/28/19

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: Mayor John Birkner
William Martin
Thomas Constantine
Ann Costello
Keith Doell
Yash Risbud
James Whelan (Alt. #1)
Dritan Xhillari (Alt. #2)

ALSO PRESENT:

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

ABSENT: None

NOT YET APPOINTED:

Jaymee Hodges, Chairman
Dan Olivier, Vice-Chairman
Erin Collins, Councilmember

The Reorganization Meeting of 1/10/19 was canceled and will be rescheduled.

(WWPB 1/24/19 Minutes)

4. MINUTES: The Minutes of the **12/6/18** meeting were approved on motion made by Ann Costello, seconded by Keith Doell and carried unanimously on roll call vote.

5. CORRESPONDENCE:

6. RESOLUTIONS:

1. Housing Element and Fair Share Plan - A motion to approve the Resolution as read by Board Attorney Randall was made by Mayor Birkner and seconded by Ann Costello. There were no further questions, comments or discussions. On roll call vote, all members voted yes. Mr. Whelan was not eligible to vote.

7. PENDING NEW BUSINESS: None

8. VOUCHERS: A motion to approve Vouchers totaling **\$2,890.00** was made by Thomas Constantine, seconded by Yash Risbud, and carried unanimously on roll call vote.

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

A motion to go into Worksession was made by Ann Costello, seconded by Yash Risbud and carried.

1. Novelle, LLC., 140 Tillman Street - Concept Plan - Heard in Worksession - Luciano Bruni from Nouvelle, the applicant, was present. He explained to the Board that he is a developer that builds modern and low income housing for people with disabilities. They are proposing to build a community home on part of the Westwood Swim Club property. The Swim Club has two lots 25 x 100. Lots 3 and 4 in Block 12 are in the R1 zone and part of the swim club property, the other lots 13, 14 & 15 are part as well, but are in the RW zone. The partial zoning map shows the green as R1 and pink RW zones. They want to combine the lots to allow the proposed property to be in the R1 zone and put in a group home, by marrying the R1 with the RW zones. It is good for the town.

The Board Professionals commented. Ed Snieckus gave a brief overview. As for affordable housing, the Borough gets four credits for a group home, as you get a credit for each bedroom. An updated survey is needed. Mr. Raimondi noted they need a

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subdivision of the property, which would require a professional engineer, and also commented that an updated survey of the Swim Club property was needed.

Board questions and comments followed. Mayor Birkner noted this would go before the Zoning Board, but asked the applicant to come before the Planning Board for the professionals' review. The Mayor asked about the resolution they were seeking from the Governing Body, noting they may not be prepared to vote on it in advance of approvals from the Zoning Board. He inquired if the Governing Body could approve it subject to approval by the Zoning Board. Board Attorney Randall advised it could be done during or after. Timing was discussed. Mr. Bruni said the Mayor and Council's approval is just to approve the project, which the County needs, and they need to proceed. They are regulated by HUD. At the end of February or the beginning of March would be a good for them. Chairman Hodges commented it is a great project for the neighborhood, Swim Club and Borough. There were no further questions or comments.

A motion to return to Open Session was made by Ann Costello, seconded by Yash Risbud and carried.

10. DISCUSSION:

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:00 p.m.

Respectfully submitted,

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