

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
February 23, 2023**

APPROVED 4/13/23

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** Public Meeting of the Planning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Jaymee Hodges, Chairman
Dan Olivier, Vice-Chairman
Ann Costello
Keith Doell
Yash Risbud
Anthony Zorovich
Beth Staples, Alt. #1
Kristy Dougherty, Alt. #2

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Ed Snieckus, Burgis Associates, Board Planner
Brandon Goldfine, Boswell Engineering
Board Engineer

ABSENT: Excused Absences:
Mayor Raymond Arroyo
Christopher Montana, Councilmember
William Martin

4. OPEN TO PUBLIC ON NON-AGENDA ITEMS:

A motion to open to public was made by Beth Staples, seconded by Ann Costello, and carried. There were no questions or comments, and the matter was closed to the public on motion by Yash Risbud, seconded by Ann Costello and carried.

5. MINUTES: The Minutes of the **1/26/23** meeting were approved on motion made by Yash Risbud, seconded by Dan Olivier, and carried unanimously on roll call vote.

6. CORRESPONDENCE: None

7. RESOLUTIONS: None

8. PENDING NEW BUSINESS:

1. Grace Episcopal Church, 9 Harrington Avenue - Site Plan with Bulk Variances for construction of an ADA ramp - Still incomplete - Carried to next meeting;

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

10. DISCUSSION:

1. Public Hearing: Amended Land Use Plan of the Master Plan by Ed Snieckus, Burgis Associates, Board Planner - Ed Snieckus Burgis Associates, PB Planner, was sworn in. Over the past few months, they have been reviewing this key element, which will be the Housing Element of the Master Plan. It develops the rationale for the overall zone plan. The Board has seen and reviewed various drafts up to this public hearing. It provides a snapshot of the next ten years and provides the foundation of the land use regulations. Mr. Snieckus reviewed the various sections in detail and gave an overview of the document. The document is on file at the Westwood Borough Hall Building Department.

Section 1. Introduction:

- Land Use Plan Overview;
- Overview of Prior Mater Plan Studies;
- Local Issues and Changes Impacting Land Use;

The Land Use Plan is intended to guide future development in Westwood for minimally the next ten-year period, in accordance with the applicable provisions of the Municipal Land Use Law (MLUL), in a manner which protects the public health and safety and promotes the general welfare. This Plan as required designed to serve as the foundation for the Borough's land use regulations.

Section 2. Emerging Issues and Changes Impacting Land Use in the Borough:

- A Climate Change Hazard Vulnerability Assessment is forthcoming. Various critical areas are included;
- Development Pressures/Impacts;
- E-commerce and the COVID Pandemic;
- Business District Development and Context;
- Local Issues and Changes Impacting Land Use;
- Reinforce Uniform Development Pattern;

Section 3. Master Plan Objectives, Goals and Policies - The Borough of Westwood Master Plan proposals for the physical, social, and economic development of the community are predicated upon the following general objectives, goals and policies. It governs "C" and "D" variances - Objectives, Goals and Policies listed:

General Objectives of Land Use Plan:

Land Use Plan Goals and Objectives:

- Master Plan Objectives Summary (13 total) were set forth;
- Master Plan Goals and Policies (14 total) were set forth;

Section 4. Land Use Categories:

- Westwood Land Use Colorized Map;
- Residential Land Uses - Low Density, Moderate Density Residential, Residential/Professional Office; Medium Density Residential;
- Commercial Land Use Zones - CBD & CBD/SPE, LB-3, SC, LB1&2, O/CO, Office 2, RW, HSO & H, LM, CEM, Public, Affordable Housing Overlay Zone, Historic

Section 5. Relationships to Other Plans - State, County & Master Plans of Adjacent Municipalities - The MLUL stipulates that a Master Plan must include specific policy statements describing the proposed development of a municipality (as developed in its master plan) to the master plans of adjacent municipalities, as well as any pertinent County and State plans. This section discusses legislative and regulatory changes at the state level that affect land use and development policies in the Borough.

Section 6. Background Analysis - Demographic Snapshots - Several substantive changes at the state and local level have occurred since the adoption of the 1993 Land Use Plan. The study of these changes during this part of the master plan and how such changes may apply to the land development within the Borough. This section provides an analysis of the various changes and how they may

further inform and influence Westwood's developmental regulations. The section begins with a demographic analysis of information available from the Decennial Census as well as the 2010 and 2021 American Community Survey (ACS) 5-year estimates. The ACS data consists of estimates based upon data averages across a five-year span and are not actual counts and thus may not be directly comparable to decennial census figures. This section provides an assessment of population size, rate of population growth, age characteristics, as well as household size and income levels. Each of these items is described in detail below. This information is vital for the Borough to properly plan for the current and future needs of its residents and the community.

Section 7. Public Electric Vehicle Infrastructure - Charging Stations - Recent legislation requires recommendations concerning locations appropriate for the development of public electric vehicle infrastructure, including but not limited to, commercial districts areas proximate to public transportation and transit facilities and transportation corridors, and public rest stops. In addition, any recommended changes, if any, in the local development regulations necessary or appropriate for the development of public electric vehicle infrastructure should be identified. The New Jersey Municipal Land Use Law was recently revised in Senate Bill 606, requiring municipalities to plan for electric vehicle charging infrastructure including locations where they are encouraged. Upon review of the locations where such infrastructure may be encouraged, the Borough offers areas as potential locations for such improvements outlined in this section.

Appendix Documents:

- Appendix A - 2019 Existing Land Use Plan Map;
- Appendix B - 2022 Existing Land Use Plan Maps;
- Appendix C - Summary of supplemental findings for the CBD and CBD/SPE Zones

Open to public - A motion to open to the public was made by Dan Olivier, seconded by Ann Costello, and carried. There were no questions or comments, and the matter was closed to the public on motion by Yash Risbud, seconded by Ann Costello and carried unanimously on roll call vote.

Close Public Hearing - A motion to close the public hearing was made by Dan Olivier, seconded by Ann Costello, and carried unanimously on roll call vote.

Adopted: A motion to Adopt the Amended Land Use Plan of the Master Plan by Ed Snieckus, Burgis Associates, Board Planner, as amended at Goal 14 on Page 25, was made by Yash Risbud, seconded by Dan Olivier, and carried unanimously on roll call vote.

The Board Members thanked Mr. Snieckus for a great job on an excellent document and presentation. It was further noted that the entire Master Plan does not need to be done over at this time.

2. Adoption of Procedural Rules & By-Laws - Carried to the next meeting;

3. Discussion - Beth Staples brought up review and research for a proposed R-4 Residential Office Zone. She requested two (2) new zones. One is the proposed R4 Residential/Office Zone (Kinderkamack Road) and the other is a proposed CBD/SBZ (Special Buffer Zone). The Chairman read Ms. Staples' proposal as emailed. Mr. Snieckus stated he has already begun to research this proposal and has mapped out the properties mentioned. He would report back to the Board with his findings. A visual would be provided. He may come back with this in March or April, as he is also working on a feasibility study. There were no further questions.

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

Respectfully submitted,

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