

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
February 25, 2021**

APPROVED 3/25/21

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 p.m. via Zoom link:

<https://us02web.zoom.us/j/81481399681?pwd=RFg0MmErUndEcitlUTk4UWtwT3FoZz09> - Meeting ID: 814 8139 9681; Password: 093225

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
Mayor Raymond Arroyo
Robert Bicocchi, Councilmember
William Martin
Anthony Zorovich
Ann Costello
Keith Doell
Yash Risbud
Lauren Letizia, Alt. #1
Kristy Dougherty, Alt. #2

ALSO PRESENT:

Thomas Randall, Esq., Board Attorney
Louis Raimondi, Board Engineer
Steve Lydon appeared on behalf of
Ed Snieckus, Burgis Associates, Board Planner

ABSENT: None

(WWPB 2/25/2021 Regular Meeting Minutes)

OPEN TO PUBLIC ON NON-AGENDA ITEMS:

A motion to open to public was made by Dan Olivier, seconded by Yash Risbud, and carried. Rudy Jaeger, 48 James Street, was in the audience and thanked the Board for their work. There were no questions or comments, and the matter was closed to the public on motion by Yash Risbud, seconded by Dan Olivier and carried.

4. MINUTES: The Minutes of the **1/14/21** meeting were approved on motion made by Dan Olivier, seconded by Keith Doell and carried unanimously on roll call vote.

5. CORRESPONDENCE: None

6. RESOLUTIONS: None

7. PENDING NEW BUSINESS: 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. DISCUSSION:

1. Adoption of Procedural Rules & By-Laws - Carried to next meeting.

2. Ordinance #21-1 #21-2 and #21-3: Board Planner Steve Lydon, Burgis Associates, gave an overview. The ordinances were given an introduction at the Mayor and Council meeting, and they were then forwarded to the Planning Board to determine if they are consistent with the Master Plan. The Board will now review the Ordinances presented.

(a) Ordinance #21-1: An Ordinance to Amend Chapter 195, Zoning Article XIV, Zoning Districts and Permitted Uses - Adding Rooftop-mounted Solar Energy Panels - Mr. Lydon explained this Amendment would allow solar energy panels only in the zone. There is plenty of supporting language in the Master Plan Re-examination about adding solar panels and renewable energy sources to find this Ordinance is consistent. Two minor hiccups

(WWPB 2/25/2021 Regular Meeting Minutes)

to bring to the Council's attention: it says in Section 4, they may only be installed as an accessory on a roof structure, but, Section 3, it says building wall-mounted. Clarification language was needed also as the word "other" was dropped in Section J. Ms. Dougherty suggested eliminating the first sentence of Section (b). Chairman Hodges commented Section M, regarding providing Fire Official with map of the disconnect switch, could be eliminated. This could be suggested by way of an Addendum.

The matter was opened to the public. Rudy Jaeger commented as to efficiency of solar panels. He asked if certain types of solar panels would need approval if not mentioned in the Master Plan. Mr. Randall advised the board's narrow mission is to determine if it is consistent with the Master Plan before going back for final adoption. This process is not open for public debate about the Master Plan. It is a Board duty to find whether it is consistent. Mr. Jaeger commented for the Board to carry on. The matter was closed to the public.

A motion to find the Ordinance regarding Solar Panels as consistent with the Master Re-examination Plan of 2020 was made by William Martin and seconded by William Martin. On roll call vote, all members voted yes.

An extensive discussion ensued regarding suggestions to eliminate certain subsections.

A motion to include suggested changes to the Ordinance on an attached Addendum as recommended by Mr. Martin, Mr. Lydon and Ms. Dougherty, was made by William Martin, and seconded by Keith Doell. On roll call vote, all members voted yes.

Ordinance #21-2: An Ordinance to Amend Chapter 195, Zoning, Article XIX, Sign Regulations - Mr. Lydon explained this Amendment would allow illuminated open for business signs in the commercial zones with limitations on size, 10" high x 20" wide, only two colors as stated, only one sign per business, placed inside the store, not animated or flash. Internally illuminated signs only permitted to illuminate the text or logo with remainder of sign background to be opaque or non-illuminated, with none from the light source. The Board found the Ordinance consistent as written.

(WWPB 2/25/2021 Regular Meeting Minutes)

A motion to find the Ordinance as consistent with the recommended Master Re-examination Plan of 2020 was made by Ann Costello, seconded by William Martin. On roll call vote, all members voted yes.

Ordinance #21-2: An Ordinance to Amend Chapter 195, Zoning, Article XIV, Chapter 195-128 H Hospital District - Mr. Lydon explained this Amendment would allow the hospital to go to seven stories. All stories over five must be additional setback per story and allow for multi-level parking garage set back from Old Hook 50'. He reviewed the Master Plan & Re-examination, and he would suggest that if the Board was willing to find that the ordinance is consistent, there is plenty of supporting evidence to substantiate this. Mr. Martin suggested permitting wind turbines and solar panels in the parking zones. Board Attorney Randall advised the Board can certainly add these comments to their recommendation to the Mayor and Council when they send the Ordinance back. A discussion ensued.

A motion to find the Ordinance as consistent with the Master Re-examination Plan of 2020 was made by Ann Costello, and seconded by William Martin. On roll call vote, all members voted yes.

A motion was made by William Martin to include suggested changes to the Ordinance on an attached Addendum as follows: On the parking structures only in the H Hospital Zone, renewable energy sources such as wind turbines and solar panels. Mayor Arroyo commented this would likely be further studied by the Council after adopting the Ordinance. The motion was seconded by Ann Costello. On roll call vote, all members voted yes. Mr. Randall advised Chairman Hodges can sign the Addendum tomorrow for forwarding to the Council.

The next meeting will be March 25, 2021.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:15 p.m.

Respectfully submitted,

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