

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
May 28, 2020**

APPROVED 6/11/2020

1. OPENING OF THE MEETING

VIA ZOOM

<https://us02web.zoom.us/j/82369487128?pwd=ZTkvSWRjeXZaZ0VYcVVMbEplVDNGUT09> - Meeting ID: 823 6948 7128 - Password: 611900

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

ALSO PRESENT:

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

ABSENT: None

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The following meetings were canceled due to the COVID-19 Pandemic: 3/12/2020, 3/26/2020, 4/9/2020, 4/23/2020 and 5/14/2020.

4. OPEN TO PUBLIC ON NON-AGENDA ITEMS:

A motion to **open to public was made, seconded and carried.** There were no questions or comments, and the matter was **closed to the public** on motion made, seconded and carried.

5. MINUTES: The Minutes of the **2/27/2020** meeting were approved on motion made by Dan Olivier, seconded by Councilmember Bicocchi, and carried unanimously on roll call vote. Chairman Hodges abstained.

6. CORRESPONDENCE: See below under Discussion;

7. RESOLUTIONS: None

8. PENDING NEW BUSINESS: 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. Discussion of 2020 Borough of Westwood Re-examination Report of the Master Plan, Draft 2/24/2020 and Scheduling Public Hearing - Mr. Snieckus gave an overview, stating he had presented his updated report to the Board at the 2/27/2020 meeting. It was scheduled for the worksession on 3/12/2020 and then would be listed on 3/26/2020 for the public hearing. We were not able to complete that due to the COVID-19 Pandemic, but we can proceed with noticing for a future meeting. Mr. Snieckus stated he did a power point presentation back in February, and we could have that presentation on the screen at a future meeting. Many of the recommendations are still relevant, even in this crises. It was his opinion that the Board should further this along, pending the Board's recommendations.

Chairman Hodges commented we have already vetted this over time, and asked if anyone had any comments or questions. Questions and/or comments by Board Members followed.

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Ann Costello - Page 50(e) Roof top use shall be setback minimally 6'. There was a previous discussion about changing this, but it was left as is for now.

William Martin - Page 12, #8 - asked if the FAR requirements for second floor are working. He hears they are. Mr. Snieckus commented he has not heard otherwise. The FAR as applied is probably the best because it does break up the box. See page 18, #7, where it is carried over to. Mr. Martin commented forcing the second floor to be smaller than the first floor would avoid looking like a box. Mr. Martin also mentioned mass transit and ride sharing should be acknowledged as new services. Mr. Snieckus stated he can add ride sharing. Mr. Martin further commented on Page 15B, it should be mentioned the pandemic poses a threat to the continued viability of the Borough. Also, on Page 46, 1st floor permitted offices not medical use. A brief discussion ensued. Mr. Snieckus read the definition of medical office, which was clarified.

Mr. Martin - Page 49, #8 - Commercial Rooftop Use - asked if the 1st floor user is permitted to use the rooftop, as he is concerned about an intermediary use. He would want to limit it to the floor below. Chairman Hodges commented that would prohibit others from using the rooftop. Mr. Snieckus commented there could be complications. Mayor Arroyo commented that could be addressed in conditions by the Mayor and Council. Ed Snieckus confirmed with Mr. Martin this would not be changed here but addressed when an ordinance is introduced. Mr. Martin agreed.

Mr. Martin commented on turbines and suggested not recommending certain styles. He was also going to ask the Board to reconsider tattoo parlors. Mr. Olivier commented his thinking was to allow it in the SPE zone. Like hair salons and nail salons, he sees clean operating facilities in other towns, and it is not like it was in the 70's. If anyone was opposed, could they please explain their reasons. Councilman Bicocchi commented this still has to go to the Mayor & Council and he feels we should move the discussion along.

Lou Raimondi commented on Page 13, #12 Storm Water Management - Include storm water detention facility. On Page 14 #17, need opinion or ordinance by the Mayor & Council because we are going to get flack due to State regulations. Mr. Snieckus

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commented this is just to state we are up to date, but we could add actual recommendations in a different section, Section 5, that the storm water management needs further control measures. Mr. Raimondi stated we may receive flack from applicants if they have met the State regulations and do not want to go further beyond that. It would spread out the costs. Mr. Randall advised he would have to review it, but when pre-empted by the State, you cannot do more. Mayor Arroyo commented you cannot impose more restrictions than the State. Mr. Snieckus stated he is trying not to delay this further or hold anything up and can add it in later. It is better to leave this to the Mayor & Council. Mr. Raimondi agreed.

Chairman Hodges opened the discussion of **tattoo parlors**. Ms. Dougherty commented about bringing it to the downtown area and referred to a Memo in February including tattoo parlors just in the CBD Zone. The Board voted to not include tattoo studios in the SPE part of the CBD, but in the CBD only. Jaymee Hodges was in favor of keeping it in CBD, but ok to change to SPE. Mr. Olivier felt it would be an advantage. Mr. Zorovich commented he was one of the first ones to bring it up, and it was good for Westwood and would like to see it at Westwood plaza. William Martin commented it is a high art and would love to see in the SPE. It brings people to the town and views us as embracing the arts. There would be one and only one. Perhaps it should be revisited. The Mayor & Council ultimately makes the decision. Mr. Risbud commented if successful, there would be more than one. Extensive discussion ensued. Mayor Arroyo expressed concern about noise from people in pain and will these people really stay afterwards, shopping and strolling around. Mr. Raimondi asked if there were any age restrictions. Mr. Martin stated age 18 or with permission. Ms. Dougherty commented businesses on Westwood have art opportunities. They also offer ear piercing at tattoo parlors, noting families can go for tattoos with dinner after. Mr. Zorovich did not see why it had to be in the SPE. It could be in other areas, and they could stay in town afterwards. Mr. Doell commented we just spent 40 minutes talking about something we were not going to include. We voted it out of the SPE at the last meeting and now we just spent 40 minutes talking about putting it back in again, noting it was very frustrating to listen to. Chairman Hodges commented the Vice-Chair brought it up, and he likes to give everyone an opportunity to speak and express their opinions. Mr. Zorovich suggested the shopping center. Mayor Arroyo stated it is being allowed in the CBD,

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just not the SPE. One of the reasons it was voted out was they heard the comments of the Mayor & Council. When this comes as an ordinance to the Mayor & Council, they will vote CBD only, and the applicant would have to get a use variance. So the subject is moot. Mr. Olivier said he did not mean to frustrate anyone, but just to make a comparison and hear why it was better in either place with details about the reasons.

William Martin spoke about the purpose of this document. We are not here to make ordinances, but to implement forward thinking for the Borough. He asked to consider this use. Mr. Randall agreed not to make ord. Councilmember Bicocchi commented we all want to make changes. By making changes incrementally, we are better off. Jaymee Hodges commented just leave it where and how it is for now.

Chairman Hodges asked about manufacturing and was concerned about a small manufacturing shop with a retail component allowed. He would ask to leave it at 25% if no objections. William Martine commented it is a difficult zone, with the flood area.

Mayor Arroyo we need to mention the pandemic. We want to be thoughtful and also sees an opportunity. From going into the city every day sees commercial space as a dinosaur. People have learned they can work remotely from home. They cannot get workers to service the building. This will be a disruption for quite some time. Most will not go back to the city and will stay here. We should take advantage of this by adding lunch places and displaying an attractive office environment where there could be shared office spaces and shared services, like a smaller scale model of the city. Mr. Martin commented it is in the Master Plan. Ms. Costello suggested selling on the sidewalk with cash registers. The Mayor commented he is not sure how it would work with the current hygiene and social distance protocols. Ms. Letizia commented extensively on issues and discussed new ways of doing business, the pop-up business model and removing CCO requirements if current and new uses are similar.

Ed Snieckus commented this is going to be an ongoing situation with emerging markets. This conversation will not end tonight. We can always make recommendations. It does not have to be now in this Master Plan. It will be ever-changing. Mr. Doell

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stated we did discuss pop-ups and seasonal businesses. It would have to be significantly defined or redefined.

There were no further questions, comments or discussions. Chairman Hodges advised the next meeting would be on 6/11/2020, at 8:00 p.m. via Zoom. He deferred to Mr. Snieckus if time would allow us to go through this document then and have a public meeting on 6/25/2020, with notice. Ed Snieckus stated yes, and we could make tweaks to any language necessary. Mr. Randall advised the way it was listed on the agenda tonight was with the words public hearing. Chairman Hodges noted it was under discussion, but would speak with Mr. Marini on proper wording in listing it for the upcoming meeting on 6/11/2020 and the 6/25/2020 public hearing with notice.

A motion to **open to public** was made, seconded and carried. There were no questions or comments, and the matter was **closed to the public** on motion made, seconded and carried.

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

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary