

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
REGULAR MEETING  
June 8, 2023**

**APPROVED 6/22/23**

**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** 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  
Christopher Montana, Councilmember  
Ann Costello  
Keith Doell  
Yash Risbud  
Anthony Zorovich  
Beth Staples, Alt. #1  
Kristy Dougherty, Alt. #2

**ALSO PRESENT:**

Steven Paul, Esq. appeared on behalf of  
Thomas Randall, Esq., Board Attorney  
Ed Snieckus, PP, Burgis Associates, Board Planner  
Brandon Goldfine, P.E., Boswell Engineering  
Board Engineer

**ABSENT:** William Martin (excused absence)

**4. OPEN TO PUBLIC ON NON-AGENDA ITEMS:**

A motion to open to public was made by Mayor Arroyo, seconded by Yash Risbud, and carried. There were no questions or comments

from the public, and the matter was closed to the public on motion by Yash Risbud, seconded by Mayor Arroyo and carried.

**5. MINUTES:** The Minutes of the **5/25/23 were approved** on motion of Dan Olivier, seconded by Kristy Doherty and carried unanimously.

**6. CORRESPONDENCE:** None

**7. RESOLUTIONS:**

**1. PB-2308-10 Carver LLC-10 Carver -New construction for a baseball training facility - Site Plan approval with C variances**  
-Board Attorney Randall read the Resolution of Approval into the record with a change in Paragraph 9 as to condition regarding stormwater management.

A lengthy discussion ensued regarding Paragraph 9 amended as to a condition stating, "The applicant shall comply with reasonable recommendations of Boswell Engineering concerning the stormwater management review, including a signed and sealed stormwater management report, but only to the extent reasonably necessary and required". Mr. Doell questioned the additional wording "reasonably required" in the conditions, stating they should be straightforward and specified. He never saw that language. Mr. Paul advises it gives the Board Engineer to be able to determine what exactly is required and necessary. A full stormwater management report may or may not be required, to be determined by the Board Engineer. The condition as worded is sufficient. He called upon Mr. Goldfine, and Mr. Goldfine commented upon reading it, it appeared they would be able to accomplish the goal of getting it finalized. Basically, it was about the stormwater management condition being resolved. The last phrase would cover the recommendations. Mayor Arroyo stated if the Borough Engineer found it was not sufficient, the Building Department would not issue the building permit. Mr. Paul advised the Resolution contains language that what is required will have to be done. Chairman Hodges requested the stormwater reports be distributed to all parties and Mr. Marini. He would hold off signing it until then. Ms. Staples also questioned the additional language. Chairman Hodges they are meeting on this tomorrow and in the future, it will be in place before approving it. Mr. Lamb came forward and clarified this afternoon the condition was added. He conferred with the engineers, and Board attorney and studied the list of requirements. All were in agreement on the stormwater requirements as read, and in looking at all the requirements, they did not believe it was a major development, and therefore it is

likely a stormwater management report will not be required. This is not a major project. If it is determined it is, then they will comply. Mr. Snieckus asked if they would be submitting a revised plan, and Mr. Lamb responded yes. Ms. Dougherty requested clarification on the paragraph regarding lighting. The Chairman explained.

There were no further questions, comments or discussions after the discussion above. A motion for approval was made by Ann Costello and seconded by Dan Olivier. On roll call vote, Dan Olivier, Anthony Zorovich, Ann Costello, Yash Risbud, Councilmember Montana, Mayor Arroyo, Beth Staples, and Jaymee Hodges voted yes. Keith Doell and Alternate member Kristy Dougherty were not eligible to vote.

**8. PENDING NEW BUSINESS:**

**1. PB-2307-96 Sand Road GH Development LLC - 96 Sand Road-Major Subdivision, Site Plan with Bulk Variances (3 lots and road extension) - Still incomplete; Carried to the next meeting;**

**9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS:**

**SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS**

None

**10. DISCUSSION:**

**1. Adoption of Procedural Rules and Bylaws - Carried to next meeting;**

**2. Climate Change Related Hazard Vulnerability Assessment Study (HVAS) as part of the Borough's Master Plan - Updated 6/6/24 Presentation by Ed Snieckus, Burgis Associates -** Mr. Snieckus gave an overview and reviewed the updates in his Study dated 6/6/23 in preparation for public hearing. Changes and/or additions were highlighted in yellow and the Study is on file at the Borough Hall. Board discussion followed. Ann Costello had questions. Mayor Arroyo commented about water coming down from the watershed due to building developments. If the State is asking for our plan, we should show the impervious areas. This is a positive. Keith Doell was on committees to protect the watershed. We should not be relaxed on these matters. Mr. Snieckus the DEP said we must pay attention to green infrastructure. Mr. Snieckus elaborated on levels of intensity and on the Fair Share Housing density of development, stressing the importance of this document. He discussed stormwater management and various requirements in redevelopment projects as far as levels of coverage. Ms. Staples asked if it helps to show the Board's strictness in the application for variance process. Mr. Snieckus stated it would. Chairman Hodges

asked about including and addressing impervious coverage requirements, which Mr. Snieckus agreed with. Chairman Hodges stated we now have 12 EV charging stations in the Borough. It is a nice addition to the Borough. Ms. Staples comments were on landscape and tree protection measures, to increase and maintain trees.

**3. Other matters** - No revised plans at last meeting - Jaymee Hodges spoke with the Building Department and advised at the last meeting the Board was not in receipt of the revised floor plans for 10 Carver Avenue that were submitted by the applicant for the last meeting. All Members are to be in receipt of plans in the package or, at the very least, on the dais for the meeting at which the matter is being heard.

No vouchers or list of escrow balances at dais - Councilmember Montana was under the impression all was settled but spoke with finance. He will check in again with Doreen and contact Armand and Cynthia. They will meet next Thursday and there will be accountability. There will be vouchers at the next meeting. A brief discussion followed about the procedures and it is beyond that. It is a waste of time as a volunteer Board. The individuals responsible must know they are responsible. Ms. Staples said no vouchers should be paid unless the Board votes to approve them. Mr. Montana commented he does not know the exact process, but it needs to be fixed before the next meeting. He would meet next Thursday with both Chairman in person at the Borough Hall.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approximately 9:40 p.m.

**Respectfully submitted,**

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