

**BOROUGH OF WESTWOOD  
PLANNING BOARD MINUTES  
REGULAR MEETING  
June 22, 2023**

**APPROVED 7/13/23**

**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** 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  
William Martin  
Ann Costello  
Keith Doell (8:05 pm)  
Yash Risbud  
Anthony Zorovich  
Beth Staples, Alt. #1  
Kristy Dougherty, Alt. #2

**ALSO PRESENT:**

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

**ABSENT:** None

**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 **6/8/23 were approved** on motion of Dan Olivier, seconded by Anthony Zorovich and carried unanimously.

**6. CORRESPONDENCE:** None

**7. VOUCHERS:** A motion to approve Vouchers was made by Dan Olivier, seconded by Beth Staples. On roll call vote, all members voted yes.

**8. 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, which included a change in Paragraph 9 as to the Board's condition regarding stormwater management, which stated, "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".

The Chairman asked Mr. Goldfine if Boswell Engineering had completed their report. Mr. Goldfine responded they need to do test pits where groundwater table is. Chairman Hodges commented we do not have an environmental report, which was a condition to be complied with, and Mr. Martin stated we cannot proceed if the applicant has not complied. Mr. Randall commented he inquired of the applicant's attorney, who advised this is an expensive endeavor, and they appear to be resisting. A discussion ensued.

Mr. Randall advised as to the legalities. There is a requirement that it be done to the satisfaction of the Board Engineer, so they should be able to work it out. The vote for approval included this provision, and the Chairman would not sign off until this condition is satisfied. Mr. Goldfine stated they were in contact with the applicant's engineer, who was pushing the point of it not being needed, so they issued a full technical memo with their comments, and then he seemed to understand. Mr. Martin suggested putting it into the Resolution and signing it, and if they have a problem with it, they will come back to the Board. It needs to be in the Resolution so it is done correctly. The water table is critical to have the system functioning. Mayor Arroyo recalled what was approved at the last meeting and the condition.

Mr. Randall suggested language stating that, since the original passing of the Resolution, the Board Engineer, in his analysis of the installation of a functional stormwater management system, and per his 6/13/23 technical memo to applicant's engineer, found that the information regarding the test pits and water tables is necessary and must be performed in conformance with the technical comments of the Board Engineer, regarding and inclusive of the NJDEP BMP Design Manual for Stormwater Management Systems, and this must be complied with. There were no further questions, comments or discussions. A vote to approve this addition to condition #9 followed.

A motion for approval was made by Jaymee Hodges and seconded by Anthony Zorovich. 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, William Martin and Kristy Dougherty were not eligible to vote.

**9. 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;**

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

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

None

**11. DISCUSSION:**

**1. Adoption of Procedural Rules and Bylaws - Carried to next meeting;** Councilmember Montana indicated he would have his comments and recommendations to Mr. Randall tomorrow.

**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. Mayor Arroyo commented current impervious coverage minimums should be specified. Mr. Snieckus would make sure it was included and then went over the amendments as discussed. The matter will be on the 7/13/23 agenda for public hearing. Mr. Snieckus will contact Mr. Marini regarding the public hearing and public notice and publication. Mr. Snieckus will distribute an updated copy to the Board before the hearing.

**12. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approximately 8:50 p.m.

**Respectfully submitted,**

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