

1. Westwood Historic Preservation Commission Annual Reports for 2021 and 2022
The Commission will be contacted and advised that they can appear before the Board at their meeting of July 27.
2. A letter from Hekemian and Company, 505 Main Street, Hackensack, NJ regarding fresh water wetlands application they have before the DEP
3. Correspondence received from Edward J. Snieckus, Board Planner – Westwood Land Use Plan Amendment Floor Area Ration Recommendations, CBD and CBD/SPE Zones. Discussion will be held later this evening.

6. VOUCHERS

A motion to approve the vouchers as read by Chairman Hodges was made by Mr. Risbud, seconded by Mr. Martin; on roll call vote all in favor, the motion carried.

7. OPEN MEETING TO THE PUBLIC ON NON-AGENDA ITEMS:

A motion to open meeting to the public was made by Mr. Doell, seconded by Ms. Costello and carried.

Justin Melao, 494 Kinderkamack Road, Westwood – inquired if the Board had updates on the plan he presented to them. Mr. Hodges replied that the Board has not had the opportunity to address the matter yet due to other Board reviews and obligations he suggested that Mr. Melao continue to attend their meetings.

Motion to close by Mr. Risbud, seconded by Mr. Martin and carried.

Mr. Hodges reported that he received an email regarding minor sub-division 46 and 58 Garden Place. The attorney is asking for a 3 months' extension beyond August 9 to October 8. Mr. Martin suggested that the Board grant an extension for 6 months and explained. Mr. Hodges responded that at this time we will honor their request if the Board approves.

A motion by Mr. Olivier, seconded by Ms. Dougherty to grant the request for extension; on roll call vote, all in favor, the motion carried.

8. RESOLUTIONS: None

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) carried to next meeting.

10. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:
SWEARING IN OF BOARD PROFESSIONALS

1. Westwood BOE Capital Improvement Courtesy Review – Electrical service replacement and upgrade at the Berkeley Elementary School

Ms. Doughery recused herself and left the dais.

Michael Bieri, AIA, PP President FKA Architects and Louis Scheideler, Project Manager presented their qualifications that were accepted by the Board. They were sworn in by Timothy Wiss, substitute Board Attorney.

Mr. Bieri explained that Berkeley Elementary School is in need of an electrical upgrade to satisfy the air-conditioning loads. He referred to Key Plan K-100 showing the site plan of the Berkeley school site, the first floor plan and the basement plan. A new transformer is proposed to be placed in front of the school adjacent to the existing transformer. The existing utility pole will remain; the existing transformer will be removed. Landscaping will be re-done along the area.

Mr. Edward Snieckus, Board Planner arrived 8:25 p.m.

Mayor Arroyo inquired about the capacity to add lights. Mr. Bieri responded that it is designed to accommodate additional loads. Mr. Doell inquired about the size. Mr. Bieri responded that it will be bigger than the one that is currently there. Ms. Staples inquired if there was a landscaping plan. Mr. Bieri responded no, it will be done by the school district. Mr. Martin asked if the existing transformer would remain. Mr. Bieri responded that it would remain only until the new service is energized. If we remove it now there would be a significant amount of down time. Mr. Martin asked how hot does it get and what is going to prevent children from getting too close to it. Mr. Bieri will check on this at the moment he has no concern. Mr. Goldfine inquired as to how many bollards will be placed. Mr. Bieri responded that PSE & G contractor and engineer will advise. Mr. Goldfine asked any plans for a pad. Mr. Bieri responded a pad is planned for under the transformer itself. Mr. Doell commented on landscaping at the Middle School. Mr. Bieri advised that he would bring all comments back to the Board of Education. Mr. Hodges added that the current transformer has landscaping around it and commented that they can transplant the shrubs that are hiding the existing transformer and utilize them to hide the new transformer; then they can buy shrubs for the Middle School. Mr. Hodges commented that this plan is in conjunction with PSE & G who will be providing the service. Mr. Bieri added that PSE & G will be running the primary conduit. All secondary conduits will be removed to prevent leaks.

No further comments or discussion. Mr. Hodges called for a motion.

A motion to approve the application as presented by Mr. Olivier, seconded by Ms. Costello; on roll call vote all in favor, the motion carried.

Ms. Dougherty returned to the dais.

2. PB-2313-5 Sutton Place – Amended Site Plan for a parking lot expansion – Westwood Hills, LLC

Bruce Rosenberg, Attorney for the applicant described the application as an amended minor site plan application Westwood Hills LLC, residential apartments. The applicant is seeking approval for an additional nineteen (19) parking spaces adjacent to Sutton Place. Mr. Rosenberg has two witnesses in attendance, Michael O'Day, representative of Hekemian and Nicki Louloudis, Professional Engineer who will review the site plan. Mr. O'Day was sworn in by Mr. Wiss Board Attorney; he presented his background with Hekemian, advised that he is familiar with Westwood Hills.

Pertaining to parking, he reported that there is adequate parking; however, seeking to add an additional 19 parking spaces as there is a location on the property where they can be added. Mr. Hodges asked if there were questions by Board Members. Mr. Goldfine asked for clarification of the request. Mr. O'Day responded that the complex is large and there are occasions where occupants are having to park on the other side of the property; this would add more flexibility for the tenants. Mr. Doell asked if there was an intent to rent the additional spaces. Mr. O'Day agreed it is possible, but not our intent. Ms. Costello asked if there are assigned parking spaces. Mr. O'Day responded no, too difficult to manage. She commented on two trees to be removed; Mr. O'Day advised that they will be removed and landscaping placed. Mr. Martin commented that he would like to see a parking plan as nothing has been presented to back up testimony. Ms. Dougherty inquired about parking passes. Mr. O'Day responded that there have been times they were issued but not anymore. Ms. Gleis commented that the layout of the apartments at the entrance to the apartments is different than where the amended parking area is proposed. Mr. O'Day responded that there are two types of units on the property; with common stairwells and those with individual doors to the exterior, four units per entry. Mayor Arroyo asked about impervious coverage; Ms. Gleis responded none required. Mr. Hodges commented on fire service, cars were parked all over he had difficulty with the ladder truck. Egress and ingress needs to be wide open, was requested, and was accommodated. He appreciates relieving congestion on the streets and to be able to place cars in parking spaces. Ms. Staples questioned the need for the additional spaces; you need 210, you have 264 spaces and are asking for 19 additional. Mr. O'Day responded they make a difference for flexibility so tenants can park closer to their homes and for guests; they will get filled. Mr. Rosenberg referred to the Burgis letter on parking standards and added that more parking spaces would bring us up to those standards. Ms. Gleis clarified that the 210 parking spaces are required but that is the requirement for town house units. In this case the parking requirement is for multi-family units calling for approximately 297 required spaces. Therefore, they are out of compliance and the additional parking would bring them closer to compliance. Ms. Staples commented that the plans should reflect that this is not a town house; the schedule should be accurate.

Nicki Louloudis, Bowman Engineering was sworn in by Mr. Wiss, Board Attorney she presented her qualifications which were accepted by the Board. Ms. Louloudis stated that the plans provided to the Board were prepared by her with supervision by Eric Keller, Branch Manager. The building was built in 1961 at that time parking was sufficient. Ms. Louloudis stated that the location is in a medium density zone, the property is 12.5 acres. The proposed parking at the end of Sutton Place is actually two lots 21 and 22. She referred to sheet 3 or 7, Exhibit A-1 site preparation plan prepared by Bowman on December 6, 2022. The driveway to the existing parking lot is off of Sutton Place; the plan shows 14 stripped spaces; there are actually 13 spaces. Ms. Louloudis reviewed the area and what is proposed. She referred to sheet 4 of 7 which shows the proposed layout for the new parking spaces; a total of 22 spaces within the lot and additional 11 spaces along the service road for a net increase of 19. The increase in impervious area is .417 of an acre; we are not proposing additional drainage. We are keeping the existing inlet and grading the new parking towards the existing inlet. Not proposing additional storm water measures; we believe there is sufficient capacity. We reviewed the Borough's landscaping ordinance and will be presenting a revised plan. We will add a hand-capped space in accordance with ADA standards, an access isle in between and a ramp with hand rails along the re-located sidewalk by Sutton Place as shown on Exhibit A-2. Mr. Hodges asked if there were questions by Board members. Mr. Goldfine asked if there was consideration for adding spaces for electrical vehicles. Ms. Louloudis responded we did not. Mr. Goldfine asked for additional information on lighting. Ms. Louloudis advised that the light pole to be re-located is really a lamp post, lighting appears to be adequate. Mr. Goldfine referred to testimony on .17 acre in

impervious coverage and asked how much the entire property contains. Ms. Louloudis did not know. Ms. Gleis commented that in addition to the parking requirements, the site plan table should be updated in regards to town houses. Mr. Martin commented that additional parking spaces are proposed but no charging stations and asked why. Ms. Louloudis responded that it is not a requirement for expansions of existing parking lots. Mr. Martin responded that it doesn't make much sense to add parking and not add charging stations, it would add to positive criteria and suggested consideration. Mr. Martin inquired about provisions for bicycles. Mr. O'Day responded that they are stored inside. Ms. Dougherty assumed there was garage parking on site. She was told yes. Mr. Doell agrees with Mr. Martin regarding charging stations. Mr. O'Day responded that we were looking into charging stations adding that you lose a parking space. They should be placed near buildings, near garages. Mr. Martin would like to see this discussed as part of the application. Mr. Doell asked if there was currently irrigation on the site. Mr. O'Day responded yes and there will be ability to irrigate but not for the landscaping proposed. The landscaping will be watered with a hose. Mayor Arroyo was not aware that there is no limit on impervious coverage in the R3 zone. He is appreciative of the application being presented with the modern parking standards, but there is concern with our ability to absorb a rain storm; it doesn't seem to be much of a factor in the R3 zone. He asked if this varies from town to town. Ms. Gleis responded it is specific to Borough of Westwood Ordinance. Ms. Staples referred to removal of no parking fire lane signs. Ms. Louloudis responded they will not be removed but relocated. Mr. Hodges – pertaining to storm water management any issues with pooling or lack of runoff. Ms. Louloudias was not aware of any issues and referred to Mr. O'Day. Mr. O'Day responded no problems at this location. Ms. Louloudis added that the information we have with the size of the pipe, has enough capacity.

A more complete submission of the existing parking details is expected to be provided as requested during testimony.

Edward Sniekus, Burgis Associates arrived he added his comments and requests for additional information including lighting and landscaping.

The meeting was opened to the public. There were no further comments. The meeting was closed to the public.

The application is carried to August 10, 2023 no additional notice is required.

Ms. Gleis left the dais and the meeting. Mr. Hodges thanked her for filling in for Mr. Sniekus this evening.

11. DISCUSSION:

1. Adoption of Procedural Rules & By-Laws
Carried to next meeting
2. Public Hearing – Climate Change Related Hazard Vulnerability Assessment Study (HVAS) as part of the Borough's Master Plan (Scheduled and noticed for the 7/27/23 meeting.)

Edward J. Snieckus, Jr. PP, LLA, ASLA provided two (2) handouts submitted for approval: July 10, 2023:

Land Use Plan of the Master Plan-Amendment

Westwood Land Use Plan Amendment – Floor Area Ratio Recommendations CBD and CBD/SPE Zones

Mr. Hodges commented to Mr. Goldfine that the Board will begin reviewing planning documents and that he was welcomed to stay but did not have to. Mr. Goldfine thanked Mr. Hodges and left the meeting.

Mr. Snieckus reported that the Board had in hand a binder copy of the Hazard Vulnerability Assessment Study scheduled to be presented on July 27, 2023 and advertised. We look for public attendance, any minor changes and adoption of the document that evening. The document would then support the Land-Use Plan of the Master Plan.

The handout entitled Land Use Plan of the Master Plan-Amendment refers to the needs of the O-Zone along Kinderkamack Road. If this is added to the Land-Use Plan, it has to be made an official amendment. It will be submitted to the County and the State calling for a change to the Land-Use Plan. We need to officially amend the Land-Use Plan itself to identify it as a separate Land-Use category. The Office/Residential Transition Zone (O-R Zone) is described on page 7 of the handout. This will be on the agenda of July 27, 2023.

Board discussion followed.

12. ADJOURNMENT:

Upon motion, seconded and carried, the meeting was adjourned at 10:20 p.m.

Respectfully submitted,

Sylvia Kokowski – Interim Recording Secretary