

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
September 12, 2019**

APPROVED 9/26/19

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 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
Erin Collins, Councilmember
Mayor John Birkner
William Martin
Thomas Constantine
Ann Costello
Yash Risbud (arrived approx.8:50)
Dritan Xhillari (Alt. #1)
Kristy Dougherty (Alt. #2)

ALSO PRESENT:

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

ABSENT:

Keith Doell
Louis A. Raimondi, Board Engineer (Not required)

4. MINUTES: The Minutes of the **8/22/19** meeting were approved on motion made by Dan Olivier, seconded by Mayor Birkner, and carried unanimously by those members eligible to vote.

(WWPB 9/12/19 Minutes)

5. CORRESPONDENCE:

**1. Memo of Ed Snieckus, Burgis Associates, dated 9/10/19
RE: Master Plan Re-examination Review - Sign and Landscaping
Review and Recommendations;**

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 as required

10. DISCUSSION:

**1. Master Plan Re-examination Review - As previously discussed
and discussed below:**

**a. Review of H, HSO, LM, and RW Zone Districts:
Already discussed;**

H - Hospital

HSO- Health Service Office - Old Hook, Kinderkamack
Road to Emerson border

LM - Light Manufacturing

RW - Retail/Wholesale - Carver, Booker, Douglas
(Swim Club)

**b. Review of SC, LB-1, LB-2 & LB-3 Zone Districts
Already discussed;**

SC - Shopping Center - K-Mart

LB1 - Broadway, Lake, North to Hillsdale Line

LB2 - Broadway, Lake, South to Irvington

LB3 - Kinderkamack from Old Hook Road to Emerson
Line - Ms. Dougherty expressed concern about
catering facilities, which was addressed.

**c. Review of R-1, R-2 and R-3 Zone Districts issues
and objectives - Already discussed;**

d. Short-term Rentals - Tabled;

e. NJ Futures Presentation - Tabled;

f. Sign Color Limitation - Discussed below;

(WWPB 9/12/19 Minutes)

CBD/SPE Zone Discussion - Brew Pub, Limited Brewery - Memo of Ed Snieckus, Burgis Associates, dated 9/12/19 - Councilwoman Collins questioned how changes to the **CBD/SPE Zone** can be expedited so interested businesses can move in. There are many vacancies. Mayor Birkner commented he would like to review this further, and introduced a microbrewery use into the downtown area. Many stores are still empty. We need to look at additional attractions as a destination for the town. Mr. Snieckus commented that the microbreweries would not be permitted to sell food. There could be refined framework for the Board to consider he stated, and **Mr. Snieckus distributed his Memo dated 9/12/19 RE: Master Plan Microbrewery use analysis.** He researched the definitions of Brew Pub and Limited Brewery as contained in the Memo. This must be defined specifically so it is clear. The brew pub would serve food; the Limited Brewery would not. The action could take place as an amendment to be sent to the Governing Body. The Planning Board would offer consistency review after the second reading, and recommend its adoption. Councilwoman Collins asked for the time frame for businesses to operate under the new uses. Mr. Snieckus said it wouldn't take much to draft it. Mayor Birkner commented it could be next Tuesday. The Chairman commented Mr. Marini is already getting requests for the vacant sites. A brief discussion ensued regarding adoption procedures.

The matter was opened to discussion regarding the microbreweries, whether Brew Pub or Limited Brewery as an amendment to the CBD/SPE. The Board discussed first adopting the changes heretofore made. A motion to accept the changes as previously discussed to CBD/SPE zone to establish the process and bring to Governing Body for a vote, so interested businesses can move in was made by Councilwoman Collins. Mayor Birkner seconded the motion. A public hearing was previously held on this. On discussion, all members agreed. On roll call vote, all Members voted yes. A motion to authorize Ed Snieckus and Burgis Associates to assist the Governing Body to draft the correct language in the Master Plan was made by Councilwoman Collins and seconded by Mayor Birkner. No further discussion was had. On roll call vote, all Members voted yes.

The discussion continued regarding microbreweries. Board Members questions were addressed. Mr. Constantine asked about food, and if approved for a Limited Brewery, where no is food served, you could bring your own food. (BYOF). Mr. Xhillari

(WWPB 9/12/19 Minutes)

asked about live music. They are limited to the number of live music events they could hold. The Brew Pub would require a different liquor license and may be a bigger draw. Ms. Dougherty commented in favor of Limited Brewery. Ms. Costello was in favor and asked if the size could be limited to a small establishment in the downtown. Mr. Martin asked if it could say it would not operate as a restaurant as defined in the ordinance. Also he suggested 2-3,000 sf. Mayor Birkner agreed and stated the use is a beneficial use in the downtown area. He supports the Limited Brewery and would not be opposed to a Brew Pub for a person with a license in place. Mr. Olivier agreed and commented that it would make the downtown more attractive. He asked if microwaveable food or snacks would be allowed. They could not serve food. Chairman Hodges commented the Limited Brewery would add flavor to the downtown area, and he would be in favor of it. Mr. Snieckus would come back with a final version. There was no further discussion.

The matter was opened to the public on microbreweries on motion made, seconded and carried. Chris Aleppa came forward and stated it was a great idea and would fit in with the downtown. There were no further comments or questions. A motion to close was made, seconded and carried.

Mayor Birkner asked for the time line. Mr. Snieckus stated there could be a motion to approve an amendment to the Master Plan to start, followed by approval process by the Master Plan. We would need to make a formal recommendation to the Governing Body. Mr. Martin suggested letting this go for approval with the Master Plan to simply the procedures instead of doing it separate. Mayor Birkner thought the final version and adoption would be late November, early December. He agreed if this amendment could be included in the overall plan, it would be prudent.

Memo of Ed Snieckus, Burgis Associates, dated 9/10/19 RE: Master Plan Re-examination Review - Sign and Landscaping Review and Recommendations - Mr. Snieckus gave an overview per discussions of his original Memo dated 8/21/19 at the last meeting and as updated 9/10/19. Additional items were added, and some were changed. Only one sign is permitted. It would be five colors, exclusive of its background or frame. Shades of one color shall be considered as one color. Red is permitted as an accent, but not more than 10% of the sign can be red.

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Regulations for illuminated "open" signs were included. For opaque signs, there shall be no illumination showing from the light source. Mr. Martin suggested putting "0" illumination. Barbershop poles can be permitted but only one per business, outside permitted, and with the measurements as specified. Board Members discussed whether the poles should be inside or outside. As for landscaping requirements in parking areas, as permitted, the areas shall also include end islands located adjacent to the ends of rows of parking on the perimeter of the parking area. One shade tree for every 10 parking spaces is required. Board discussions followed. There were no further questions and all were in agreement.

Mr. Snieckus would return with updated versions of these two Memos.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:35 p.m.

Respectfully submitted,

MARY R. VERDUCCI, PARALEGAL
Planning Board Secretary