

**BOROUGH OF WESTWOOD
PLANNING BOARD MINUTES
REGULAR PUBLIC MEETING
October 21, 2021**

APPROVED 11/4/21

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
Mayor Raymond Arroyo
Robert Biccocchi, Councilmember (departed 9:15pm)
William Martin
Ann Costello
Keith Doell
Yash Risbud
Lauren Letizia, Alt. #1
Kristy Dougherty, Alt. #2

ALSO PRESENT:

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

ABSENT: Anthony Zorovich (excused absence)

4. OPEN TO PUBLIC ON NON-AGENDA ITEMS:

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

comments, and the matter was closed to the public on motion by Yash Risbud, seconded by William Martin and carried.

5. **MINUTES:** The Minutes of the **4/22/21** meeting were approved on motion made by Dan Olivier, seconded by Councilmember Biccocchi, and carried unanimously on roll call vote.

6. **CORRESPONDENCE:**

1. **Draft 2022 meeting schedule** - Reviewed and approved;

7. **RESOLUTIONS:** None

8. **PENDING NEW BUSINESS:**

1. **63 Woodland Enterprises - 63 Woodland, C Variances and Amended Site Plan - Memo of Ed Snieckus dated 10/19/21 RE: 63 Woodland Avenue enterprises, LLC, 63 Woodland Avenue, Block 2110, Lot 3 - Preliminary and Final Major Site Plan Application** - Mr. Snieckus reviewed his Memo, recommending the matter be deemed complete and set for hearing.

2. **96 Sand LLC, 96 Sand Road- Major Subdivision with Bulk Variances - Memo of Ed Snieckus dated 10/21/21 RE: 96 Sand Road, LLC, 96 Sand Road, Block 1801, Lot 4 - Preliminary and Final Major Subdivision Application** - Mr. Snieckus reviewed his Memo, deeming the matter incomplete.

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

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

10. **DISCUSSION:**

1. **Review of Chapter 195-167 - 195-171 - Outdoor Dining:**

Post Pandemic Land-Use Survey Results dated 10/20/21 - See below under Discussion - Chairman Hodges stated a questionnaire was sent to the CBD businesses regarding the relaxation of COVID restrictions, listing Resolutions regarding outdoor dining ordinances for ease of restrictions, relaxing restrictions and adding new authorizations. The Chairman thanked Ms. Letizia for her hard work and organized efforts in implementing this survey. The current Resolution will expire in March, 2022, so the Board is trying to accomplish this before the next outdoor dining season. Mayor Arroyo commented there is some time to review and act upon this.

PB 10/21/21 Minutes

Open to public - Luke Farley, owner of P.J. Finnegan's, Fairview Avenue, came forward and first thanked Lauren Letizia for doing tremendous work for the town. He was in favor of the outdoor dining and cafes, noting it brings a European feel, and it is essential for the town that this continues. It gives visual vitality and adds to the street scene. This is essential for their survival and for the town. Mr. Olivier asked if there were any complaints from pedestrians, but Mr. Farley stated he had none. Chairman Martin commented there are many moving parts and as of 11/22/21 the legislature's actions regarding the current liquor provisions for outdoor dining expires. The Planning Board is an advisory board. Chairman Hodges added anything with the ABC is out of the Board's control. Mr. Fairley also asked for clarification regarding the ordinances.

Michael Fitzsimmons, Secretary of the Westwood Chamber of Commerce, came forward and had questions regarding local jurisdiction of the ordinances, and can they be continued through 11/2022. Mayor Arroyo commented on the local issues, we have flexibility, but on the State, we do not have much. Mr. Fitzsimmons spoke about suggestions for the future of the downtown and ways to help business owners survive. He would like to see the spirit of Westwood continue moving forward and was willing to help any way he can. The Mayor commented Mr. Fitzsimmons made many good points, and the comments in the survey were positive. We are committed to the positive changes.

Mr. Snieckus commented in the survey that the Melting Pot asked about a retractable awning into the municipal parking lot and perhaps there could be some discussions. This is a new specialized situation, and he could offer suggestions. Mr. Martin said if attached to the building it is subject to the Building Code requirements, which cannot be relaxed by this Board. Mr. Snieckus stated it is in a public space. There are many regulations that go into this, Mr. Martin stated, warning you must be extremely careful in a public right of way. They can be very dangerous in the wind. Chairman Hodges would speak with Mr. Marini regarding this since it was mentioned in the survey. Mr. Snieckus would prepare a Memo regarding the survey, and the Board could review and make a recommendation to the Mayor and Council. Lauren Letizia commented regarding the questionnaire process and documentation, and that Westwood does everything well in stages and step-by-step.

The Mayor recapped that the current package of resolutions and ordinances expires in March of 2022, but the Governing Body has the right to extend the package of resolutions through 11/22/22 due to the legislature. He would be happy to have them recommend

this extension now. The Board had a brief discussion addressing these items. The discussion would continue at the second meeting in November, and the Board would send a recommendation to the Governing Body in December.

2. Adoption of Procedural Rules & By-Laws - Noted for approval;

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 9:50 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Planning Board Secretary