

**BOROUGH OF WESTWOOD  
ZONING BOARD REORGANIZATION MEETING  
PUBLIC HEARING AGENDA (Revised)  
JANUARY 11, 2021**

**Place:**

Zoom Webinar on January 11, 2021 at 8:00 PM, Eastern Daylight Time.

The topic is Borough of Westwood Zoning Board of Adjustment meeting.  
Please click the following link to join the Webinar:

<https://us02web.zoom.us/j/85889739589?pwd=Ujlaa3htOXVZNTVMVIF6Mmh3d20vZz09>

The Meeting ID is: 858 8973 9589

The Password is: 377483

The dial-in number for telephone access is: +1 646 876 9923 US (New York)

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**1. OPENING OF THE MEETING**

**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 Westwood Zoning Board.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. REORGANIZATION MEETING:**

**Nominations for Chairman of the Zoning Board**

**Nominations for Vice-Chairman of the Zoning Board**

Nominations for Appointment of Attorney for the Zoning Board  
Nominations for Appointment of Professional Engineer for the Zoning Board  
Nominations for Appointment of Professional Planner for the Zoning Board  
Nominations for Appointment of Recording Secretary for the Zoning Board  
Adoption of 2021 Meeting Dates  
Adoption of Procedural Rules & Bylaws  
Annual Report and Summary of Applications for 2020

**Swearing in of Members:**

**Matthew Ceplo- Regular Member- 1/01/21- 12/31/24**

**Gary Conkling- Regular Member- 1/1/21- 12/31/21 (Unexp. Term Klein)**

**Tom Smith, Alternate Member #2- 1/1/21-12/31/22**

5. MINUTES: **December 7, 2020**
6. CORRESPONDENCE:
8. RESOLUTIONS:
9. PENDING NEW BUSINESS:
  1. **Cuomo- 10 Westervelt, Bulk Variances**
  2. **Bross- 60 Boulevard, Bulk Variances, Driveway wider than garage,**
  3. **Perrino- 125 James, Bulk Variance**
  4. **Hodges- 44 Second Ave., Bulk Variances**
  5. **Rise Up Together, LLC- 372 Fairview Avenue- Site Plan to create a parking lot**  
(There zoning application was denied by the Zoning Official which stated that  
Site Plan approval was required. The applicant started the work anyway.)
  6. **Haenschen-17 Woodland Cross, Widen Driveway- C1 Variance**
  7. **Brown- 20 Westwood Boulevard- Bulk Variances**
  8. **15 Westwood Realty- 269 Westwood Ave.-Use Variance, Site Plan**
  9. **23 Second Avenue- Anthony Errico- Driveway width wider than garage**
  10. **561 Broadway- PD387, LLC- D & C Variances with Site Plan**
10. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:  
SWEARING IN OF BOARD PROFESSIONALS
  1. **459 Broadway Realty-459 Broadway, C & D Variances**
2. **Toflec Properties LLC- 140 Carver, Bulk Variance**
  3. **Ahluwakshi Investments, LLC- 75 Bergen, Subdivision and Bulk Variances**
  4. **Hodges-105 Center Avenue, Use Variance-D-1, Bulk Variances**
5. **Pacicco-436 Center Avenue, Bulk Variances**
11. DISCUSSION
  1. **Submission requirements: Paper vs. Electronic**
12. ADJOURNMENT