

BOROUGH OF WESTWOOD
ZONING BOARD MEETING
PUBLIC HEARING AGENDA
Monday, February 6, 2023

Place:
Municipal Building
Council Chambers
101 Washington Avenue

Time: 8:00PM

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. MINUTES: **January 9**
5. CORRESPONDENCE:
6. RESOLUTIONS:
 1. **Walsh-196 Sand Road-Bulk variances for a deck, which was constructed without permits. The dwelling already had a non-conforming rear yard setback of 20' Withdrawn by the Applicant (Dismissed W/O Prejudice)**
 2. **Cruz- 73 Harding- Bulk Variances for a one story rear addition and driveway expansion (driveway, covered porch and pergola on right side was completed without a permit) Property is in the AE flood zone**
 3. **OSM Hospitality-170 Center Ave. - Use variance and Site Plan Approval, Rooftop dining**
 4. **Cooper-34 Clairmont- Bulk variance side yard and combined side yard setback**
7. PENDING NEW BUSINESS:
 1. **Fedorchak- 121 Cypress-Deck- Bulk Variances**
 2. **Jameson-163 Prospect- Garage expansion- Bulk variances**
 3. **Nagengast- 75 Clairmont- Driveway Expansion**
 4. **Abbott-169 Carver- Vacant Land- D-1 Use, C- variances, Site Plan to construct a 4 unit townhouse structure**
 5. **Lind-111 Ash- Widening of driveway in the front yard without approvals**
 6. **Drew-41 Hoyer- 1st and 2nd floor additions- Bulk variances**
 7. **Fitzgerald-124 Mill-Installed a 6' fence in the front yard (WWOP)**
 8. **Carrier-27 Seventh- Height variance for an accessory structure**
8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:

SWEARING IN OF BOARD PROFESSIONALS:

1. Bauer-22 Cypress- Driveway wider than the garage without approvals

Carried to 3/6/23

2. Dragona- 22 Bryant Place- Project was approved and completed, the final as-built- survey shows that the pool is less than 15' to the side property line and the coverage is 42.9% when 40% is permitted

3. Pellegrino- 26 Ash Street-Driveway expansion wider than the garage- C variance

4. Glazer-137 Fourth Ave. - Driveway expansion, wider than garage

- 9. DISCUSSION:
- 10. ADJOURNMENT