

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

Place:
Westwood Municipal Complex
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: **October 2**
5. CORRESPONDENCE:
6. RESOLUTIONS:
 1. **ZB-2215- Jameson-163 Prospect- Garage expansion- Bulk variances**
7. PENDING NEW BUSINESS:
 1. **ZB-230101- 387 Roslyn LLC-358 Kinderkamack Road- Add a second residential unit on the second floor. D1-Use Variance, Bulk Variances, Site Plan approval with a parking variance**
8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:
SWEARING IN OF BOARD PROFESSIONALS:
 1. **ZB-2218- Dragona- 22 Bryant Place- Project was approved and completed, the 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**
 2. **ZB-2214- Glazer-137 Fourth Ave. - Driveway expansion, wider than garage (carried to 12/4/23)**
 3. **ZB-2220- Carrier-27 Seventh- Height variance for an accessory structure**
 4. **ZB-2302- Abbott-169 Carver- Vacant Land- D-1 Use, C- variances, Site Plan to construct a 4 unit townhouse structure (Special Meeting 11/13/23)**

5. **ZB-2315-E.M.F.F.B. LLC/Maria Fernandez 225 Westwood Ave- Use Variance to add a residential unit to the second floor of a building in the CBD/SPE Zone**
6. **ZB-2304- Fitzgerald-124 Mill-Installed a 6' fence in the front yard (WWOP)**
7. **ZB-2305-Min Luo- 8 Lake Drive- Driveway wider than garage (WWOP)**
8. **ZB-2319-Appletree Play House- 24 Booker- D1-Use Variance and site plan**
9. **ZB-2320-FHC Services Inc- 711 Broadway-D1-Use Variance and Site Plan (WWOP)**
10. **ZB-2318-Dombkowski-246 Fourth-Covered Deck with a bulk variance for rear yard setback**
11. **ZB-230100-Central Unitarian Church-36 Bergen Street- Proposed church with additions and site improvements. D1 Use Variance, Bulk variances, Site Plan approval with a parking variance**
12. **ZB-2317-Pierro-174 Lexington Avenue- Addition with bulk variances**

9. DISCUSSION:

1. **Draft 2024 meeting dates**

10. ADJOURNMENT