

BOROUGH OF WESTWOOD  
ZONING BOARD MEETING  
PUBLIC HEARING AGENDA  
Monday, September 12, 2022

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: **September 12**
5. CORRESPONDENCE:
6. RESOLUTIONS:
  1. **15 Westwood Realty, LLC-269 Westwood Ave, Amended site plan and use variance for 4 residential units**
  2. **Migliore-131 Second Ave- Height variance for an accessory structure**
7. PENDING NEW BUSINESS:
  1. **Cooper-34 Clairmont- Bulk variance side yard and combined side yard setback**
  2. **Duggan-411 Fourth Ave. - Bulk variances (side yard and building coverage)**
  3. **Glazer-137 Fourth Ave. - Driveway expansion, wider than garage**
  4. **Fedorchak- 121 Cypress-Deck- Bulk Variances**
  5. **Jameson-163 Prospect- Garage expansion- Bulk variances**
  6. **Nagengast- 75 Clairmont- Driveway Expansion**
  7. **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 lot coverage is 42.9% when 40% is permitted**
8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:  
SWEARING IN OF BOARD PROFESSIONALS:
  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'**

- 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. Tributt Inc.-7 Bergen Street- D1-Use Variance, C variances and Site Plan**
- 5. Regna- 17 Euclid Avenue- C variance, building coverage**
- 6. Rozum-111 Lake Street- Bulk variance (side yard setback)**
- 7. Bauer-22 Cypress- Driveway wider than the garage without approvals**
9. DISCUSSION:
10. ADJOURNMENT