

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
February 4, 2019**

APPROVED 3/4/19

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 **Reorganization/Regular Meeting** of the Westwood Zoning Board of Adjustment.

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

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL:

PRESENT: Eric Oakes, Vice Chairman
H. Wayne Harper
Anthony Zorovich
Michael O'Rourke (Alt#2)

ALSO PRESENT: David Rutherford, Esq., Board Attorney
Steve Lydon, Burgis Associates,
Board Planner
Louis A. Raimondi, Board Engineer

ABSENT: George James
Michael Klein (excused absence)
Matthew Ceplo (excused absence)

Not yet appointed:

William Martin
Beverly Karch

Vice-Chairman Eric Oakes chaired the meeting.

REORGANIZATION MEETING - A motion to reschedule the Reorganization Meeting for 3/4/19 was made by Wayne Harper, seconded by Anthony Zorovich and carried unanimously on roll call vote.

REGULAR MEETING

4. MINUTES: A motion to approve the Minutes dated **1/7/19** was made by Wayne Harper, seconded by Anthony Zorovich and carried unanimously on roll call vote by those eligible to vote.

5. CORRESPONDENCE:

1. Robles, 39 Prospect Avenue - Request for Extension of Approval - Letter of Robert J. Mancinelli, Esq. dated 1/15/19 - Mr. Rutherford advised Mr. Mancinelli noticed and published for an application for a two-year extension of an approval granted by a memorializing Resolution of the Board on February 6, 2017. Mr. Mancinelli appeared with the applicant and stated the reasons for the extension request. The contractor abandoned the project, and it took time to find another contractor and obtain bid proposals. The proposals came in much higher. Applicants had to use the funds for their children's colleges during that time, but now have the permit, and they are getting their financing in place. Mr. Mancinelli respectfully requested an extension of the original approval, also mentioning there should have been a note on the site plan regarding the front of driveway width, and they would submit a revised plan. The condition was agreed to, that the front of the driveway width be no greater than the width of the garage at the point where it meets the garage, with the understanding that the driveway may be widened further out from the garage, as long as it maintains a setback of four feet from the southerly lot line. There were no further questions, comments or discussions and none from the public.

A motion to approve the extension request with the conditions as noted was made by Wayne Harper, seconded by Anthony Zorovich and carried unanimously on roll call vote.

2. Trader Joe's East, Inc., 20 Irvington Street - Request for Extension of Approval - Howard Geneslaw, Esq. represented the applicant and submitted a letter dated 1/18/18 requesting a two-month extension of the approval. The original approval was granted by memorializing Resolution of the Board dated 12/3/2018. The existing approval to use the

back office space of Best Cellars expires on 2/1/19. They are in the process of obtaining construction permits for the project and are hopeful to get an extension while they begin their project. It would be helpful to the efficiency of Trader Joe's to continue to utilize the space through the end of March. They can vacate sooner if construction commences, however, there may be delays associated with permits and asbestos abatement. They submitted a plan, have their permit and broke through, but would like to request end of March, 2019 to utilize the space. There were no further questions, comments or discussions and none from the public.

A motion to approve the extension request through March 31, 2019, on the same terms and conditions as the memorializing Resolution, was made by Wayne Harper, seconded by Anthony Zorovich and carried unanimously on roll call vote.

6. VOUCHERS: Upon motion of Wayne Harper, seconded by Michael O'Rourke, all ayes on roll call vote, the Board approved Vouchers totaling **\$4,506.25**.

7. RESOLUTIONS:

1. Barry, 349 Fourth Avenue - Section 68 Certificate
- A motion to approve was made by Wayne Harper, seconded by Eric Oakes and carried unanimously on roll call vote.

8. PENDING NEW BUSINESS:

1. Bhatia, 81 Westwood Boulevard - Still incomplete;
Carried to 3/4/19;

2. The Andrea & Gatana Bartolotta Irrevocable Family Trust, 252 Fourth Avenue - Still incomplete; Carried to 3/4/19;

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS, INTERPRETATIONS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. Krawczyk, 270 Washington Avenue - Incomplete;
Carried to 3/4/19;

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 8:20 pm.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Zoning Board Secretary