

BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
February 8, 2021 (VIA ZOOM)

APPROVED 2/8/21

1. **OPENING OF THE MEETING**

The meeting was called to order at approximately 8:00 pm

Via Zoom Webinar, Meeting ID/Link#:

<https://us02web.zoom.us/j/87312338067?pwd=QlZzVUUrTWxPTTE0cVh2VlVOeWVTZz09> - Meeting ID: 873 1233 8067; Password: 614495

A court reporter was also present.

Open Public Meetings Law Statement:

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a **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: William Martin, Chairman
Matthew Ceplo
H. Wayne Harper
Peter Grefrath
Michael O'Rourke
Gary Conkling (Alt #1)

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

ABSENT: Eric Oakes, Vice Chairman
Alyssa Dawson
Tom Smith, (Alt #2) (excused absence)

4. MINUTES: A motion to approve the Minutes of the **1/11/2021** meeting was made by Gary Conkling, seconded by Matthew Ceplo, and carried unanimously on roll call vote by those eligible to vote.

5. CORRESPONDENCE:

1. Adoption of Procedural Rules & By-laws - A motion to approve was made by Matthew Ceplo, seconded by Gary Conkling, and carried unanimously on roll call vote.

2. Adoption of the Annual Report of the Zoning Board for 2020 - A motion to approve was made by Matthew Ceplo, seconded by Gary Conkling, and carried unanimously on roll call vote.

6. VOUCHERS: None

7. RESOLUTIONS:

1. Memorialization of the Appointment of the three (3) Board Professionals: David L. Rutherford, Esq. as Attorney, Louis A. Raimondi as Engineer and Steve Lydon, as Planner - A motion for approval was made by Peter Grefrath, seconded by Gary Conkling, and carried unanimously on roll call vote by all members present.

8. PENDING NEW BUSINESS:

Mr. Rutherford advised he was in touch with the applicants towards completeness - All carried to 3/1/21:

1. Toflec Properties, LLC, 140 Carver Avenue - Bulk Variance - Carried to 3/1/21;

2. Bross, 60 Boulevard - Bulk Variances, Driveway wider than Garage - Carried to 3/1/21;

3. Perrino, 125 James, Bulk Variance - Carried to 3/1/21;

4. Hodges, 44 Second Ave., Bulk Variances - Carried to 3/1/21;

5. Rise Up Together, LLC- 372 Fairview Avenue - Site Plan to create a parking lot (Zoning application was denied

by the Zoning Official which stated that Site Plan approval was required. The applicant started the work anyway) - Carried to 3/1/21;

6. Brown - 20 Westwood Boulevard- Bulk Variances - Matthew S. Capizzi, Esq. is Attorney for Applicant - Carried to 3/1/21;

7. 15 Westwood Realty- 269 Westwood Ave.-Use Variance, Site Plan - Carried to 3/1/21;

8. 561 Broadway, PD387, LLC - D & C Variances with Site Plan - Carmine R. Alampi, Esq. is Attorney for Applicant. Carried to 3/1/21;

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

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in.

1. 459 Broadway Realty, 459 Broadway, C & D Variances - Richard Conte, Esq. represented the applicant. He conferred with his client as to whether to proceed this evening without a full Board in attendance.

While awaiting Mr. Conte's return, the meeting was interrupted and seemed to be hacked by several intruders with abuse, inappropriate language. Attempts to remove them failed, leaving the Board no other option but to adjourn the meeting. The remaining items were carried to the 2/22/21 Special Meeting.

2. Ahluwakshi Investments, LLC, 75 Bergen Avenue - Subdivision and Bulk Variances - Dean Stamos, Eq. represented the applicant. Not reached; carried;

3. Hodges, 105 Center Avenue - Use Variance-D1, Bulk Variances - Not reached; carried;

4. Pacicco - 436 Center Avenue, Bulk Variances - Carried to 4/5/21 with no further notice;

5. Cuomo, 10 Westervelt - Bulk Variances - Nancy Saccente, Esq. is the Attorney for Applicant. Carried to Special Meeting on 2/22/21;

(ZB 2/8/2021 Regular Meeting Minutes)

6. **Haenschen, 17 Woodland Cross - Widen Driveway - C1 Variance** - Carried to Special Meeting on 2/22/21;

7. **Anthony Errico, 23 Second Avenue - Driveway width wider than garage** - Santo T. Alampi, Esq. is Attorney for Applicant - Carried to Special Meeting on 2/22/21;

10. **DISCUSSION:**

1. **Submission requirements: Paper vs. Electronic** - Tabled per discussion at prior meeting

11. **ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approximately 8:45 pm.

Respectfully submitted,

Mary R. Verducci
Zoning Board Secretary