

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Municipal Building
MINUTES
March 7, 2022**

APPROVED 4/4/22

1. OPENING OF THE MEETING:

The meeting was called to order at **8:00 pm, at the Municipal Building**, 101 Washington Avenue, Westwood, NJ.

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
Peter Grefrath
Gary Conkling
Matthew Ceplo
Michael O'Rourke
Tom Smith, (Alt #1)
Robert Desmond (Alt #2)

ALSO PRESENT: David Rutherford, Esq., Board Attorney

NOT REQUIRED: Steve Lydon, Burgis Associates,
Board Planner
Louis A. Raimondi, Board Engineer

ABSENT: Eric Oakes, Vice Chairman (excused absence)
Alyssa Dawson

4. MINUTES: The Minutes of the **2/7/22 meeting were approved** on motion made by Gary Conkling, seconded by Peter Grefrath and carried unanimously.

5. **CORRESPONDENCE:** Memo from Karen Hughes, Borough Clerk, dated 3/7/22 RE: Use of Email;

6. **VOUCHERS:** None

7. **RESOLUTIONS:**

1. **Hodges, 44 Second Ave - C Variances for a rear addition and deck** - Board Attorney Rutherford read the Resolution of Approval into the record. There were no further questions, comments or discussions. A motion for approval was made by Peter Grefrath and seconded by Gary Conkling. On roll call vote, Gary Conkling, Peter Grefrath, Michael O'Rourke, Tom Smith and William Martin voted yes.

2. **Solares, 8 Berdais Court - C Variances; Roof top deck at the third floor, parking for five (5) bedrooms** - Board Attorney Rutherford read the Resolution of Approval into the record. One edit was made. There were no further questions, comments or discussions. A motion for approval as amended was made by Michael O'Rourke and seconded by Tom Smith. On roll call vote, Gary Conkling, Peter Grefrath, Michael O'Rourke, Tom Smith and William Martin voted yes.

8. **PENDING NEW BUSINESS:**

1. **Santa, 21 Adams Ave - "C" Variance for Setback to In-ground Pool** - Incomplete; Carried to next meeting on 4/4/22;

2. **Bauer, 22 Cypress Ave - Driveway wider than garage without approvals** - Incomplete; Carried to next meeting on 4/4/22;

3. **Cooper, 34 Clairmont Ave - Bulk Variances - side yard and combined side yard setback** - Incomplete; Carried to next meeting on 4/4/22;

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

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in.

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'** - Not heard; carried to 4/4/22;

(WWZB 3/7/22 Minutes)

2. Cruz, 73 Harding - Bulk Variances for a one-story rear addition and driveway expansion (driveway was completed without a permit); Property is in the AE flood zone - Applicant preparing revised plans - Carried to 4/4/22;

3. KLR 565 LLC, 561-565-Broadway - Seven (7) unit apartment complex, D & C variances, lot consolidation and site plan - Carried to the Special Meeting on 3/21/22;

4. Kathy Drake, 177 Woodland Avenue Request for Extension of Time for Approvals - Needs to notice and publish - Carried to 4/4/22;

10. DISCUSSION: None

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned 8:10 pm.

Respectfully submitted,

Mary R. Verducci
Zoning Board Secretary