

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Westwood Community Center
MINUTES
April 3, 2023**

APPROVED 5/1/23

1. OPENING OF THE MEETING:

The meeting was called to order at **8:00 pm, at the Community Center**, 55 Jefferson Street, 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
Eric Oakes, Vice Chairman
Peter Grefrath
Gary Conkling
Matthew Ceplo
Michael O'Rourke
Robert Desmond
Lauren Letizia, (Alt #1)

ALSO PRESENT: Thomas Randall, Esq., Board Attorney
Steve Lydon, Burgis Associates,
Board Planner
Brandon Goldfine, Boswell Engineering
Board Engineer
Nick DeNicola, Boswell Engineering

ABSENT: Frank Mantz, (Alt #2) (excused absence)

4. **MINUTES:** The Minutes of the **4/3/23 meeting were approved** on motion made by Gary Conkling, seconded by Peter Grefrath and carried unanimously.

5. **CORRESPONDENCE:** None

6. **RESOLUTIONS:**

1. **ZB-2202 - Bauer, 22 Cypress - Driveway wider than the garage without approvals** - The Board Attorney read the Resolution of Approval into the record. There were no questions, comments or discussions. A motion for approval was made by Gary Conkling and seconded by Michael O'Rourke. On roll call vote, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, Lauren Letizia, and William Martin voted yes. Eric Oakes was not eligible to vote.

7. **PENDING NEW BUSINESS:** ALL CARRIED TO 5/1/23 if complete:

1. **ZB-2215 - Jameson, 163 Prospect-Garage expansion - Bulk variances;**

2. **ZB-2302 - Abbott, 169 Carver - Vacant Land - D-1 Use, C-variances, and Site plan to construct a four (4) unit townhouse structure;**

3. **ZB-2304 - Fitzgerald, 124 Mill - Installed a 6' fence in the front yard (WWOP);**

4. **ZB-2220 - Carrier 27 Seventh - Height variance for an accessory structure;**

5. **ZB-2306 - Bolmanski, 98 Kaufman Drive - Rear yard setback;**

8. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:** The Board Professionals were sworn in by the Board Attorney

1. **ZB-2218 - 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** - (Lauren Letizia recused) Not heard; Carried to the next meeting on 5/1/23 at request of applicant;

2. **ZB-2214- Glazer, 137 Fourth Avenue - Driveway expansion, wider than garage** - (L. Scott Berkoben, Esq. represents the applicant.) Not heard; Carried to the next meeting on 5/1/23 at request of applicant;

3. **ZB-2217 - Nagengast, 75 Clairmont - Driveway Expansion** The applicants, Steven and Tracy Nagengast were sworn in for an application for an expansion of their driveway. Mr. Nagengast

stated he corresponded with Mr. Lydon. There is a tree that they will replace, and they are retaining the existing character of the property. Their impervious presage is under 40%. They are widening the driveway 10'. It is wider than the garage and triggers a variance. Mr. Lydon recited the two variances. The garage needs to be no wider than the garage door and secondly, there is a variance for the driveway, which is limited to 18' or narrower. They are well under the imperious overage, and there is no change to the building overage. Landscaping was discussed. Applicants decided to propose a replacement tree, which would be a condition of approval. Another condition is that the garage not exceed 21'.

Board comments followed. William Martin suggested the applicant update the survey to conform to what is being approved. Mr. Grefrath agreed. Mr. Goldfine commented they are still below impervious coverage and was in agreement with the tree replacement. He inquired if there was any new information on where runoff is going. Applicant stated down the driveway to the street, and he would put in curbing to keep it on the driveway directly to the street and not on the neighbor's property. Mr. Goldfine read from his report that stormwater management should be installed. Chairman Martin asked if it was better for the runoff to go across onto the property rather than to the street for water retention. Mr. O'Rourke suggested keeping the runoff on the lot and was in favor of having an updated survey. Mr. Oakes commented he feels the runoff should go off to the lawn before it hits the street, and applicant should ask the contractor to pitch it accordingly. Also, it was noted there is no need for the installation of curbing. This would be subject to a signed and sealed as-built survey before the next meeting when the Resolution is read. The matter was open to public, but there were no interested parties.

A motion for approval was made by Eric Oakes and seconded by Michael O'Rourke. On roll call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, Lauren Letizia, and William Martin voted yes.

4. ZB-2301 - Lind, 111 Ash - Widening of driveway in the front yard without approvals; No appearance; Not heard; Carried to 5/1/23;

5. ZB-2303 - Drew, 41 Hoyer-1st & 2nd floor additions-Bulk variances - Dean Stamos - in an application for addition. they are looking to go straight up to the second story. Continuing non-confirming conditions for side yard setbacks and combined. Maximum impervious coverage goes up slightly.

Christopher Blake, Licensed NJ Architect, Englewood, NJ was sworn in, qualified and accepted. He prepared the architectural drawings, last revised 2/27/23. He described the property. It is an irregularly shaped lot. The house is a Cape Code style home with detached masonry garage at the rear property line. There is a paved driveway to the street. They are looking to add a real second floor, which will have the same footprint as the first with a cantilever out. There is a current bump out in the kitchen with a covered porch, which they are seeking to enclosed. Also due to the garage and long driveway, the impervious coverage went up 30sf with this addition. By going up, this the results in side yard setbacks and impervious coverage variances. The lot is narrow. They are going straight up. There will be three bedrooms upstairs and two baths, still only a 2,000sf house, which is a modest proposal and keeping within the property size. The peculiarities of the property lends itself to the conditions.

Mr. Oakes commented he liked the way he rearranged the first floor, resulting in a better use of space. Chairman Martin commented as you expand the house you run into variances due to the odd shape of the lot. They are going straight up, not expanding the sides. There is a two-car garage. The shape of the lot creates a long driveway that the applicant has no control over, which is also a hardship. Mr. Lydon agreed and had no further comments. Mr. Goldfine asked where the room leaders are directed. Mr. Blake did not know, except that they will have a new roof. This would be considered. Chairman Martin said it is a small addition with no change in impervious coverage, and so there is no impact to stormwater management. There is a fence, but it will not change, Mr. Blake stated when asked. No further questions comments or discussion.

The matter was open to public, but there were no interested parties. A motion for approval was made by Eric Oakes and seconded by Michael O'Rourke. On roll call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, Lauren Letizia, and William Martin voted yes.

10. DISCUSSION:

1. Procedural Rules & End of Year Variance Report - Carried to the next meeting;

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned 9:20 pm.

**Respectfully submitted,
Mary R. Verducci, Zoning Board Secretary**