

**BOROUGH OF WESTWOOD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MINUTES  
June 8, 2020 (VIA ZOOM)**

**APPROVED 6/29/2020**

**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/89701636673?pwd=QW5zN09FVXpva1ZlSzdXUFZRRWlhQT09>.

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  
Eric Oakes, Vice Chairman  
Matthew Ceplo  
H. Wayne Harper  
Michael Klein  
Peter Grefrath  
Alyssa Dawson  
Gary Conkling (Alt #2)

**ALSO PRESENT:** David Rutherford, Esq., Board Attorney  
Steve Lydon, Burgis Associates,  
Board Planner  
Louis A. Raimondi, Board Engineer  
Court Reporter: Rhonda Reinstein for  
Laura Carucci, CCR, RPR

**ABSENT:** Michael O'Rourke (Alt #1)

Mr. Rutherford advised, per his recommendation, that a court reporter be present at this meeting as a backup for the record. If a transcript is needed, it can be ordered. A motion to so authorize was made by Eric Oakes, seconded by Gary Conkling and carried unanimously on roll call vote. Alyssa Dawson had arrived.

Chairman Martin announced there would be a special meeting on 6/29/2020 for purposes of conducting and catching up on business before the Board. A motion for approval was made by Eric Oakes, seconded by Michael Klein and carried unanimously on roll call vote. Alyssa Dawson had arrived.

Chairman Martin announced due to the primary election, the regular meeting of 7/6/2020 would need to be moved to 7/13/2020. A motion for approval was made by Alyssa Dawson, seconded by Eric Oakes and carried unanimously on roll call vote. A determination would have to be made as to the location of the 7/13/2020 meeting for notice purposes.

**4. MINUTES:** A motion to approve the Minutes of **5/4/2020** was made by Eric Oakes, seconded by Gary Conkling and carried unanimously on roll call vote by those eligible to vote.

**5. CORRESPONDENCE:**

**1. Letter from Ferraro & Stamos, LLC RE: Withdrawal of Use Variance Application for Hounds Town USA, 55 Bergenline Avenue** - The Board Attorney read the letter into the record, and no action by the Board was necessary.

**6. VOUCHERS:** None

**7. RESOLUTIONS:** None

**8. PENDING NEW BUSINESS:** None

**9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS, INTERPRETATIONS: NONE**

**SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS  
The Board Professionals were sworn in**

**1. Min Sung, LLC, 583 Broadway - Use Variance and Site Plan** - Diane Testa, Esq. represented the applicant in an application for the operation of a hair salon in a LB2 Zone, which is not a permitted use in the zone. They are here for use and parking variances. The space was a former car dealership/rental use. Applicant, Min Sung, was also present.

Applicant's engineer, Michael Hubschman, NJ Licensed Engineer, of 263 South Washington Avenue, Bergenfield, NJ, was sworn in, qualified and accepted. Mr. Hubschman was previously qualified and therefore accepted. He prepared the site plan, 150x100, taking 1463 sf and converting it to a hair salon. He advised Mr. Raimondi had concerns about sight distance, and it was recommended a two-way driveway on the North, which was added. Parking spaces were stated. There are also site improvements, such as striping the parking lot, lighting, and pylon sign is being removed from the site. A small sign and awning sign would be added.

Questions of Mr. Hubschman followed. Mr. Raimondi reviewed his report from December, 2019. He asked for the high tension wire marked on the plan. The lines of sight should be shown on the northerly driveway, as well as striping details. He asked for a 5' planting along the property line. Mr. Hubschman would rather keep it as a wide parking area, paved and not landscaped. Mr. Raimondi noted there were two mechanical waste oil tanks on the property, adding that applicant needs to repair the sidewalk, driveway and drop curb, per the County. Mr. Harper asked about directional signage. There would be signage and pavement markings, Mr. Hubschman responded. Mr. Oakes stated there are three users, and how many parking spaces are allocated to each. Ms. Testa stated applicant has an agreement with the landlord for their spaces. Chairman asked what was between the wheel stops, and they are meters. He requested bollards be installed in front of them. Mr. Martin noted the history was a car dealership, Hertz rental and an apartment. A brief discussion ensued. Mr. Harper said he uses this mechanic and commented there is lack of space for parking and maneuvering on this lot; therefore, it does not have the space for landscaping. There were no further questions or comments. The matter was opened to the public for questions of Mr. Hubschman. There were no interested parties.

James Chai, NJ Licensed Architect, 523 Second Street, Palisades Park, NJ, was sworn in, qualified and accepted. Mr. Chair prepared the plans, which he reviewed. The existing storefront and structure will remain. As you enter there are four hair stations and three shampoo stations in the rear. A waiting area will be on the right, and an ADA bathroom in the back. In the parking lot will be new awnings.

Questions of Mr. Chai followed. Chairman Martin noted it appeared to be a very large space, with minimal chairs.

Mr. Chair stated due to COVID-19 they were spaced apart. Mr. Martin feels it should be limited to no more than what is on the plan. Ms. Testa said there would be no issues. Mr. Oakes commented if there was no expansion possibilities, there should not be a problem. There were no further questions and no interested parties.

David Spatz, applicant's NJ Licensed Planner, 60 Friend Terrace, Harrington Park, was sworn in, qualified and accepted. Photos were submitted and shown via screen sharing. The four photos on board were marked A1 and described by Mr. Spatz in detail. Variances were for use in the LB2 zone, wherein hair salons are not required. Yard dimensions, building height requirements are pre-existing, the "C" variance is for parking, and there is a small variance for a wall sign on the awning. The property is well suited for what they are proposing and large enough to accommodate the use. A limited amount of the interior space is being used for the hair salon. There is a sufficient amount of parking for the salon and employees—13 spaces are proposed. There is another hair salon in the LB2 zone 200' from their property. Their project meets several purposes of the MLUL, which he recited. The parking lot will enhance the site itself. He read the list of permitted uses in the zone, and the hair salon is certainly not more intensive. Applicant can control the number of vehicles coming to the site. The property owner has agreed to provide sufficient parking. It is a reduction in the intensity of parking from the prior use. As far as additional landscaping it may encroach onto the parking lot, but it can be possible to add some plantings in the front to dress it up. The existing sign will be redone as it currently exists. It fits in with the neighborhood. There are no negatives. The proposal does not affect any setbacks or encroach on light or air rights. Therefore, in his opinion, the variances can be granted.

Questions of Mr. Spatz followed. Mr. Lydon commented Mr. Spatz did a very good job in describing the site and reviewed the permitted uses. The purposes Mr. Spatz listed are furthered by this application, and he agrees on the negative criteria. Chairman Martin stated there is parking on Broadway, and if the need arose, additional parking could be accommodated. Mr. Spatz agreed. How well would this use work with the current uses, he asked. Mr. Spatz said there is a limited need for parking with the apartment and body shop. It fits in well with the sight, and there will be limited activity. He felt the use was positive. The extra

space for maneuvering was necessary. With a hair salon use on the first floor, there may be less demand for parking. Mr. Conkling asked if they were going to remove the pedestal sign, and the response was yes. He asked about the dumpster with aesthetics in mind. It is by the pylon sign. There were no further questions or comments.

Applicant, Min Sung, 6 Madison Avenue, Cresskill, NJ, was sworn in. He testified the number of employees would be three—a receptionist, shampoo person, and a stylist, besides himself. They would operate Tuesday through Saturday, opening at 10:00 am Tuesday through Friday, and on Saturday they would be opening at 9:00 am. Closing time would be 7:00 or 8:00 pm. And 5:00 pm on Saturday. Clients would be by appointment only, so there should not be a backup or issue with parking. One sign in the parking lot would be removed, and he would replace the fabric on the awnings. The landlord is designating six spaces for the salon during the hours of operation.

Questions of Mr. Sung followed. Mr. Oakes asked how many spaces the employees would need. Mr. Sung stated they would park off site. Would this be strictly hair or would nails be included. This would be just hair services, Mr. Sung responded. Chairman Martin asked about the metered spaces on Madison. That is where employees would park. It is within walking distance. Would the stations be set 6-8' apart, and Mr. Sung responded yes. There were no further questions and no interested parties.

Andrew Yang, Sign Designer/Consultant, of 227 Van Nostrand Avenue, Englewood, NJ was sworn in. He described the signs. One is a brand new awning, and on the other they will be doing a new cover. Lettering will be added. Dimensions were given. His latest plan was dated 2/3/2020. The signs would have no lighting. Mr. Oakes asked, and the projection of the awning is 4'. A truck entering the lot would not hit it. Mr. Lydon was asked and stated awnings projecting 4' are permitted. They are conforming to the ordinance limitations. Chairman Martin noted an open sign box and requested he add a cover to prevent deterioration and for aesthetics. Mr. Yang would do so. There were no further questions and no interested parties.

Ms. Testa summed up and asked the Board to look favorably on the application. Board Members made favorable comments. Mr. Harper commented this is an opportunity to fill an eyesore with a good purpose with the hope of painted directional signs

for traffic flow. Mr. Conkling added this was vacant for some time. Mr. Oakes saw this as working favorable with the other two uses and having parking nearby with proper spacing of chairs was helpful. It is a favorable use of an empty space in the Borough. Mr. Grefrath commented he is always for landscaping, but he has been in that parking lot and sees you cannot do it there. It is a good use. The Chairman concurred with all comments made and was intrigued with a salon that is having the proper distances---it will be an asset. There were no further questions, comments or discussions and no interested parties. The Chairman called for a motion.

A motion for approval as stated was made by Eric Oakes and seconded by Michael Klein. Conditions included that chairs and stations be spaced as discussed, parking by appointment only and as stated, front planters, no secondary businesses such as a nail salon in the space, pylon sign to be removed, box sign to be cleaned up with new inset, bollards around waste oil storage tanks and utility meters, hours of operation as stated, per Mr. Rutherford. There were no further questions, comments or discussions. On roll call vote, Eric Oakes, Matthew Ceplo, Wayne Harper, Michael Klein, Peter Grefrath, Alyssa Dawson, Gary Conkling, and William Martin voted yes. Mr. Rutherford advised the Resolution would be ready for the 6/29/2020 meeting, and he would write to Mr. Marini to advise of the approval if it could help speed up the permit process.

**2. Sheridan, 15 Bogert Avenue - Bulk Variance -** Chairman Martin recused himself as the Sheridan's were clients of his, and departed from the meeting. Vice-Chairman Oakes chaired for this application. Jonathan Hodash, AIA, Licensed NJ Architect, 22 3<sup>rd</sup> St, New City NY, represented the applicants, Mr. & Mrs. Sheridan, who reside at the premises. All three were sworn in. Mr. Hodash was previously qualified and accepted. They are seeking to remove their shed and extend the rear of the garage to accommodate two cars and widen the driveway. Mr. Hodash presented the application. Mr. Hodash's plans were last revised to 1/27/2020. The height they are proposing is 23.9'. There is an existing side yard setback variance.

Questions of Mr. Hodash followed. Mr. Raimondi stated he met with Mr. Hodash and the applicants, and his main concern was the water line to the garage, as he wants to put in a sink. While waiting on the DEP to rule on the issue, they could do test work and ascertain exactly where the sewer

line is, and where the water line is to go. It is very tight. That is basically what he has left to resolve. Mr. Lydon stated the depth of the garage of 25' is sufficient, and this is more compliant with the ordinance. Mr. Conkling asked about the staircase. It would be for storage. He asked if any other utilities would be going to the garage, and Mr. Hodash responded no. Mr. Oakes asked how many bedrooms there were, and the response was three. Mr. Oakes noted it would improve the standards for today's needs. He asked about the curbing and it would be a block curb. Mr. Grefrath commented favorably, stating the property is impeccable. This should be a good addition for the applicants. Mr. Conkling has the same issue, a garage that is not long enough for the cars of today and sees no problem. There were no further questions or comments and no interested parties. Mr. Oakes asked for comments from the Board Attorney, to be followed by motion.

Mr. Rutherford gave an overview and advised it is a C2 and a C1(c) application, and the height variance is justified by the size of the property. The garage is not to be used for habitation.

A motion for approval with conditions as outlined was made by Peter Grefrath and seconded by Mr. Harper. On roll call vote, Matthew Ceplo, Wayne Harper, Michael Klein, Peter Grefrath, Alyssa Dawson, Gary Conkling, and Eric Oakes voted yes. Chairman Martin was recused.

**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 10:00 pm.

**Respectfully submitted,**

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**MARY R. VERDUCCI, Paralegal**  
**Zoning Board Secretary**