

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Municipal Building
MINUTES
August 2, 2021**

APPROVED 9/13/21

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
Eric Oakes, Vice Chairman
Peter Grefrath
Alyssa Dawson
Gary Conkling
Matthew Ceplo
Michael O'Rourke (Alt #1)
Tom Smith, (Alt #2)

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

ABSENT: None

4. MINUTES: The Minutes of the **6/21/2021 & 7/12/21 meetings** were approved on motions made Eric Oakes, seconded by Peter Grefrath and carried unanimously.

5. **CORRESPONDENCE:** None

6. **VOUCHERS:** None

7. **RESOLUTIONS:**

1. **Hodges, 105 Center Avenue - Use Variance D-1; Bulk Variances - Chairman William Martin recused** - Board Attorney Rutherford read the Resolution of Approval into the record. There were no questions, comments or discussions. A motion for approval was made by Eric Oakes and seconded by Peter Grefrath. On roll call vote, Gary Conkling, Peter Grefrath, Michael O'Rourke, Tom Smith, and Eric Oakes voted yes.

2. **Thank you Resolution for H. Wayne Harper for Service to the Board** - A motion for approval was made by Eric Oakes, seconded by Gary Conkling and carried unanimously.

8. **PENDING NEW BUSINESS:** None

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

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in.

1. **15 Westwood Realty, 269 Westwood Avenue - Use Variance and Site Plan** - Stephen P. Sinisi, Esq. represented the applicant and reviewed from the last meeting, stating all testimony had been concluded and there were only five members present that were eligible to vote, and five affirmative votes were needed. They were now present for a vote this evening. Board Attorney Rutherford advised Michael O'Rourke and Alyssa Dawson stated they listened to the CD and signed Certifications. Board discussion and commentary followed. Mr. Conkling commented they met all the criteria, and it would be a complement to the five corners. Vice-Chairman Oakes asked for clarification of the handicapped parking, which was addressed. It looked like they did a nice job, and this would be a complement to that corner. Mr. Lydon agreed they did a nice job, and he hopes it would inspire other property owners to do the same. Chairman Martin commented the Master Plan supports what is proposed, and the applicant met its burden of the MLUL and supports the proofs for the "D" variance. There were no further questions, comments or discussions.

A motion for approval with conditions as stated was made by Eric Oakes and second by Alyssa Dawson. On roll call vote, Eric

(WWZB 8/2/21 Minutes)

Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Alyssa Dawson, Michael O'Rourke and William Martin voted yes.

2. Hodges, 44 Second Avenue, Bulk Variances - Board Attorney Rutherford advised letters had been forwarded advising if the applicant was not brought to completeness, the Board would dismiss the application without prejudice. The applicant was still incomplete. Accordingly, a motion to dismiss was made by Eric Oakes, seconded by Gary Conkling, and carried unanimously on roll call vote.

3. Illuzzi, 171 Westwood Boulevard- C Variance - 6ft. Fence in the Front Yard (Installed prior to zoning approval) - Not heard; Needs to notice; Carried to the 9/13/21 meeting;

4. Traina, 59 Bryant Place - 6' fence in the front yard, Coverage exceeds 40%; gravel is to be removed prior to court date, which will reduce coverage to under 40% - Not heard; Needs to notice; Carried to the 9/13/21 meeting;

10. DISCUSSION: None

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at 8:13 pm.

Respectfully submitted,

Mary R. Verducci
Zoning Board Secretary