

**BOROUGH OF WESTWOOD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MINUTES  
September 9, 2019**

**APPROVED 10/7/19**

**1. OPENING OF THE MEETING**

The meeting was called to order at approximately 7:30 p.m.

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  
H. Wayne Harper (7:35 pm)  
Michael Klein  
Matthew Ceplo  
Anthony Zorovich  
Beverly Karch (Alt #1  
Michael O'Rourke (Alt #2)

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

**ABSENT:** George James

**4. MINUTES:** A motion to approve the Minutes of **8/5/19** was made by Beverly Karch, seconded by Eric Oakes and carried unanimously on roll call vote by those eligible to vote.

**5. CORRESPONDENCE:** None

6. **VOUCHERS:** None

7. **RESOLUTIONS:**

1. **346 KKR, LLC, 346 Kinderkamack Road - Amendment to Use Variance and Site Plan** - Board Attorney Rutherford read an overview of the approval Resolution into the record. A motion for approval of the Resolution was made by Eric Oakes and seconded by Michael Klein. There were no further questions, comments or discussions. On roll call vote, Eric Oakes, Matthew Ceplo, Wayne Harper, Michael Klein, Anthony Zorovich, and William Martin voted yes.

2. **Nouvelle, 140 Tillman Street, Block 2208, Lot 17 - Subdivision D3 and Bulk Variance** - Board Attorney Rutherford read an overview of the approval Resolution into the record. A motion for approval of the Resolution was made by Eric Oakes and seconded by Michael Klein. There were no further questions, comments or discussions. On roll call vote, Eric Oakes, Matthew Ceplo, Wayne Harper, Michael Klein, Anthony Zorovich, and William Martin voted yes.

8. **PENDING NEW BUSINESS:**

1. **The Andrea & Gatana Bartolotta Irrevocable Family Trust, 252 Fourth Avenue** - Mr. Rutherford wrote the applicant, per the last meeting, and he was contacted by their attorney, Mr. Karch, who advised the will be ready for the 10/7/19 meeting - Carried to 10/7/19;

2. **Gadino, 5 Grand Street - Bulk Variances** - Still incomplete - Carried to 10/7/19;

3. **Cuomo, 10 Westervelt - Bulk Variances** - Still incomplete - Carried to 10/7/19;

4. **Min Sung, LLC-583 Broadway - Use Variance and Site Plan** - Still incomplete - Carried to 10/7/19.

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

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. **Bhatia, 81 Westwood Boulevard, Block 2208, Lot 3** Joseph Nackson, Esq. represented the applicant. Mr. Rutherford reviewed the publication documents for completion.

The Notice was only published in the newspaper today. It was served on property owners timely. Mr. Rutherford advised the Notice must be published 10 days in advance of the meeting. The applicant was advised the matter would have to be carried to 10/7/19. Applicant are to publish and provide an Affidavit of Publication. Mr. Raimondi submitted reports 12/10/18 dated 5/8/19. Mr. Lydon reviewed the waivers, giving an overview of his Memo. One of the waivers was for photos. The Board agreed that photos were necessary. Mr. Nackson advised they would submit them at the next meeting. Another waiver was for a topographic survey. This would be required. Mr. Raimondi commented per his report. Applicant made reference to prior variances approval(s) which need to be clarified with Mr. Marini. The names of applicant and owner must be stated, as they are different on the application forms and survey. Mr. Rutherford advised that the Notice should be in the name of the LLC. Applicant is advised to renotice and republish, 10 days prior to the 10/7/19 meeting. The matter was carried to 10/7/19.

**2. Imbarrato, 52 Seventh Avenue - Bulk Variances -** Applicant, Dominick Imbarrato, and Callisto Bertin, Engineer were sworn in. Mr. Raimondi recused himself since he has done business with Mr. Imbarrato in the past and departed. Chairman Martin reviewed the drawings submitted, but they were not drawn to scale and not prepared by a professional. Mr. Bertin stated they were here for a front yard deck, and there is a side yard deficiency. Applicant was advised that professional plans to scale are needed. The matter was carried to 10/7/19.

**10. DISCUSSION:** Chairman Martin updated the Board on the Master Plan Re-examination progress. The Planning Board is in its final stages of reviewing the Master Plan. In the next 30 days it is likely we will have a document with all the input from the Planning Board for final approval of the Master Plan. It will be concluded sometime in October, transmitted to the Governing Body for review, along with any recommended changes to the ordinance.

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

**Respectfully submitted,**

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