

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
Municipal Building
MINUTES
September 13, 2021**

APPROVED 10/4/21

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

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

ABSENT: Alyssa Dawson (excused absence)

Swearing in of Members:

The Board Attorney swore in the following Members:

- Michael O'Rourke as Full Member;
- Tom Smith's as Alternate #1;
- Robert Desmond as Alternate #2;

4. MINUTES: The Minutes of the **8/2/21 meeting were approved** on motion made by Eric Oakes, seconded by Gary Conkling and carried unanimously.

5. CORRESPONDENCE: None

6. VOUCHERS: None

7. RESOLUTIONS:

1. 15 Westwood Realty, 269 Westwood Avenue - Use Variance and Site Plan - 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 Gary Conkling. On roll call vote, Eric Oakes, Gary Conkling, Matthew Ceplo, Peter Grefrath, Michael O'Rourke, and William Martin voted yes.

2. Hodges, 44 Second Avenue, Bulk Variances - Board Attorney Rutherford - 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 Gary Conkling. On roll call vote, Eric Oakes, Gary Conkling, Matthew Ceplo, Peter Grefrath, Michael O'Rourke, and William Martin voted yes.

8. PENDING NEW BUSINESS: None

CLOSED SESSION - A motion to go into Closed Session was made by Eric Oakes, seconded by Peter Grefrath and carried. The Board went into Closed Session at approx. 8:15 pm to discuss pending litigation.

RETURN TO OPEN SESSION - A motion to return to Open Session was made by Eric Oakes, seconded by Peter Grefrath and carried. The Board returned to Open Session at approx. 9:00 pm and continued the meeting.

The Board took a recess from 9:05 pm to 9:10 pm.

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

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in.

1. Illuzzi, 171 Westwood Boulevard- C Variance - 6ft. Fence in the Front Yard (Installed prior to zoning approval) - Not heard; Carried to 10/4/21;

2. 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; Carried to the 10/4/21 meeting;

3. Schuck, 173 Washington Avenue - C Variance, Driveway and Parking Space in Front Yard - Joseph and Susan Schuck, applicants, were sworn in by the Board Attorney. Susan Schuck testified the application was for a handicap-access parking area at the existing handicap ramp for Joseph Schuck, her disabled husband. They stated the large hedge was removed. The pavement connecting the existing driveway is shown on the survey. The ramp is already there, and you cannot get to the driveway. Mr. Lydon commented perhaps we could have a temporary solution. Mr. Rutherford advised the Board could do that, but it could be a little problematic. Chairman Martin asked if the pavement would have a significant impact on a property on this size. Mr. Lydon recognized the need for it, and that it could be a basis for a C1 variance, but it does not eliminate the negative impact. Ms. Schuck stated Mr. Schuck would pull in, drive across the proposed driveway in front and park. There would be a horseshoe handicap access across the front and left sides of the handicap ramp. The County gave permission in writing by letter of Eric Timsak, dated 1/23/21. The applicants would also have to install a curb cut and drop curb.

There were no further questions from the Board. The matter was opened to the public. Neighbor to the right, Michael Paff, of 179 Washington Avenue, came forward and was sworn in. He testified that the old timers in the neighborhood were concerned that cars would be parked in the front yard and asked if they could park in the yard. Chairman Martin explained that this is a pre-existing condition, the ramp is already there, and there is no feasible way to do it in the back yard. They are trying to get the person in and out of the vehicle as quickly as possible and in winter it could be hazardous otherwise. The neighbor stated he had no objections to the application. Chairman Martin asked if the pavement would be removed if the ramp were removed, and that could be a condition. There were no further questions.

A motion for approval was made by Eric Oakes and seconded by Gary Conkling with the condition that if the ramp is removed, the proposed driveway pavement is removed and restored to grass. There were no further questions, comments or discussions. On roll

(WWZB 9/13/21 Minutes)

call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Tom Smith, and William Martin voted yes.

10. DISCUSSION: None

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at 9:45 pm.

Respectfully submitted,

Mary R. Verducci
Zoning Board Secretary