

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
April 4, 2011**

APPROVED 5/2/11

1. OPENING OF THE MEETING

The meeting was called to order at approximately 8:00 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.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

After the Pledge of Allegiance, William Martin called for a moment of silence for the victims of the tragedy in Tucson, Arizona.

3. ROLL CALL:

PRESENT: Christopher Owens
Eric Oakes
Michael Bieri
Raymond Arroyo, Vice-Chairman
William Martin, Chairman
Vernon McCoy (Alt #1)
Matthew Ceplo(Alt #2)

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

ABSENT: Guy Hartman (excused absence)
Robert Biccocchi(excused absence)

4. MINUTES - The Minutes of the 3/7/11 meeting were approved on motion made by Mr. Owens, seconded by Mr. Oakes and carried on roll call vote.

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5. CORRESPONDENCE:

1. Memo from Burgis Associates, dated 3/27/11 RE: Irrelevant Elephant application;

6. VOUCHERS: A motion to approve vouchers totaling \$10,633.75 was made by Mr. Arroyo, seconded by Mr. Oakes, and carried unanimously on roll call vote.

7. RESOLUTIONS:

1. CVS-Jefferson and Broadway - Signage - Mr. Rutherford gave an overview of the Resolution of Approval for the record. A motion for approval was made by Mr. Bieri, with second by Mr. Oakes. There were no further questions, comments or discussions. On roll call vote, Mr. Bieri, Mr. Oakes, Mr. McKoy, and Mr. Martin voted yes. Mr. Arroyo was recused. Mr. Owens and Mr. Ceplo were not eligible to vote.

8. PENDING NEW BUSINESS: All scheduled for hearing on 5/2/11:

1. **Bell's Little Learners, 410 Center Avenue;**
2. **Irrelevant Elephant, 256 Westwood Avenue - Variance;**
3. **Stewart, 463 Fairview Avenue - Certificate of Non-Conformity;**
4. **Berkoben, 57 James Street - Variance;**

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

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

1. Hinsdale, 129 Lake St - Certificate of Non-Conformity-
David Rutherford, Esq. reviewed the publication documents and found them to be in order. Nancy Saccente, Esq. represented the applicant, Keri Ann Hinsdale, 129 Lake Street, Westwood, NJ, who was sworn in for an application for a Certificate of Non-Conformity. Ms. Saccente questioned the applicant and proofs were provided. She had submitted an application for a hot tub to the Building Department, who denied her since a Section 68 approval was required for this property. The home has always been a two family home, with two separate meters, as reviewed by Ms. Saccente.

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Questions of the applicant followed. Mr. Martin asked applicant if she purchased as a two family home, and the response was yes. As far back as the 1940's the tax records shows it was a two-family home as well, which predated the zoning change, Mr. Martin noted. Mr. Arroyo asked if she made any improvements, and applicant responded they installed air conditioning, and took down a wall. There were no further questions or comments, and no interested members of the public present. A motion for approval was made by Mr. Arroyo and seconded by Mr. Owens. On roll call vote, Mr. Bieri, Mr. Arroyo, Mr. Oakes, Mr. Owens, Mr. McKoy, Mr. Ceplo, and Mr. Martin voted yes.

2. DePaola, 112 Prospect Avenue - Certification of Non-Conformity - No appearance by applicant or any representatives; Mr. Rutherford advised he would write Mr. DePaolo a letter advising his application was carried to 5/5/11, and if he does not appear, the matter will be dismissed without prejudice at that time.

10. DISCUSSION:

1. A brief discussion ensued as to list of Board Members certified under the Municipal Land Use Law and procedures, and who had received their Certifications;

2. An Update on Master Plan Re-Examination was given by Mr. Martin, who indicated the Planning Board reviewed the LB1, LB2 and dLB3 Zones, and there may be the creation of a C Zone. The next Planning Board meeting wherein the Master Plan would be discussed was scheduled for 4/14/11. Mr. Martin suggested that Board Members should check the agenda to see which section would be discussed next.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 8:25 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal

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Zoning Board Secretary