

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES**

July 1, 2013

APPROVED 8/5/13

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 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
Christopher Owens, Vice-Chairman
Robert Bicocchi
Michael Bieri
Eric Oakes
Matthew Ceplo
Vernon McCoy
Guy Hartman (Alt #1)

ALSO PRESENT: David Rutherford, Esq., Board Attorney
Louis Raimondi, Brooker Engineering,
Board Engineer (not required)
Steve Lydon, Burgis Associates,
Board Planner (not required)

ABSENT: Chris Montana (Alt #2) (excused absence)

Guy Hartman listened to the C/D's of the meetings of 4/1/13 and 6/3/13 and signed a Certification.

(ZB 7/1/13 Minutes)

4. MINUTES - The Minutes of the **6/3/13** were approved on motion made by Robert Biccocchi, seconded by Christopher Owens, and carried unanimously on roll call vote.

5. CORRESPONDENCE:

1. Memo dated 5/29/13 from Steve Lydon RE: ETD, 22 Kinderkamack Road;

6. VOUCHERS: A motion to approve vouchers totaling **\$11,065.00** was made by Christopher Owens, seconded by Michael Bieri, and carried unanimously on roll call vote.

7. RESOLUTIONS:

1. **Van Grouw, 27 Ruckner Road, Block 504, Lot 40 - Appeal** - The Board Attorney read the Resolution of Approval into the record. A motion for approval was made by Christopher Owens and seconded by Eric Oakes. There were no further questions, comments or discussions. On roll call vote, Mr. Biccocchi, Mr. Bieri, Mr. Oakes, Mr. Owens, Mr. Ceplo, and Mr. Martin voted yes. Mr. McKoy and Mr. Hartman were not eligible to vote.

8. PENDING NEW BUSINESS:

1. **Bauer, 508 Fourth Avenue - Proposed addition and "C" Variance** - To be scheduled for 8/5/13 meeting provided applicant completes application process;

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

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

1. **A Cleaner City/Nail Salon 711 Broadway, Block 701, Lot 8 - Use Variance** - Carried to 8/5/13 at request of applicant's attorney, Scott Berkoben, Esq.;

2. **Sickinger/The Sickinger Family Trust C/O Wayne Henderson, 484 4th Avenue - Variance, Site Plan Application (William Martin recused)** - Carried to 8/5/13 at request of applicant; Additionally, Mr. Rutherford would send a letter to applicant advising if they are not ready to proceed on 8/5/13, the Board would dismiss the application without prejudice;

(ZB 7/1/13 Minutes)

3. ETD, 22 Kinderkamack, Block 1608, Lot 14 - The Board discussed a Special Meeting on 7/22/13. A motion to approve a special meeting on 7/22/13 at 8:00 p.m. was made by Michael Bieri, and seconded by Vernon McCoy. On roll call vote, all members voted yes. **Carried to a Special Meeting on 7/22/13;** Mr. Rutherford would notify the applicant and prepare a notice for publication in the official newspaper;

4. Kennedy, 665 Ward Avenue - Checklist Waivers with "C" Variances - Carried to 8/5/13 at request of applicant's attorney, Scott Berkoben, Esq.;

5. Dickens and DeFeo, 479 Center Ave - Variance - Carried to 8/5/13 at request of applicant's attorney, John J. Lamb, Esq., and per notice issue raised by Mr. Rutherford; Mr. Lamb advised they would file a revised and more complete plan;

6. Kirk, 66 Kingsberry - Section 68 - Carried to 8/5/13 per notice issue; Mr. Rutherford would reach out to the applicant and advise as to property notice;

10. DISCUSSION: None

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 8:23 p.m.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Zoning Board Secretary