

**BOROUGH OF WESTWOOD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
MINUTES  
September 8, 2014**

**APPROVED 11/10/14**

**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  
Eric Oakes, Vice Chairman  
Matthew Ceplo  
Chris Montana  
H. Wayne Harper  
Marc Truscio (Alt #1)  
George James (Alt #2)

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

**ABSENT:** Vernon McKoy  
Guy Hartman (excused absence)

**4. MINUTES** - The Minutes of the **7/21/14 Special Meeting and 8/4/14 Regular Meeting** were approved on motion made by Mr. Harper, seconded by Mr. Oakes, and carried on roll call vote.

(ZB 9/8/14 Minutes)

**5. CORRESPONDENCE:**

1. Letter from Burgis Associates, dated 8/18/14 REP Polak, 34 Kaufman Drive;

2. Letter from Louis Raimondi, dated 8/28/14 RE: Polak, 34 Kaufman Drive;

3. Letter from Mr. and Mrs. Murphy, dated 9/3/14, withdrawing their application Re: 185 Roosevelt Avenue;

6. **VOUCHERS:** Upon motion of Eric Oakes, seconded by Wayne Harper, all ayes on roll call vote, the Board approved Vouchers totaling **\$8,820.50**.

**7. RESOLUTIONS:**

1. **Zamora - 24 Ash Street, Block 401, Lot 12 - Application for a Driveway Expansion** - Board Attorney Rutherford read the Resolution into the record. A motion for approval was made by Eric Oakes and seconded by Chris Montana. There were no further questions comments or discussions. On roll call vote, Eric Oakes, Chris Montana, Matthew Ceplo, Wayne Harper, Marc Truscio, George James, and William Martin voted yes.

**8. PENDING NEW BUSINESS:**

1. **Vassallo, 71 Sixth Avenue, Block 902, Lot 5 - "C" Variance** - Not yet complete - Carried to the 10/6/14 meeting; (Notice will be required)

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

**SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS**

The Board Professionals were sworn in.

1. **Polak, 34 Kaufman Drive, Block 223, Lot 4 - "C" Variance** - Board Attorney Rutherford reviewed the Notice and publication documents and found them to be in order.

Applicant's architect, Perry M. Chevestick, licensed NJ Architect, Engineer and Planner, was sworn in, qualified and accepted. Paul Polak, the applicant, was present and was sworn in. Mr. Polak's wife, Gilda Polak, the co-applicant, was also present.

(ZB 9/8/14 Minutes)

Mr. Chevestick testified. The application was presented for a dormer addition of approximately 270 sq. ft. to the second floor in the rear of the house. The property is irregularly shaped. A Survey made by John E. Collazuol & Associates, dated 7/2/13, revised to 7/3/14 was also submitted with the application package.

Steve Lydon, the Board's Planner, summarized the three "C" variances, one of which was existing, per his report dated 8/18/14: (a) Minimum side yard variance where 10' is required and 6.2' is proposed - this variance is pre-existing and is not changing; (b) Maximum building coverage, where a maximum of 22% is allowed, and 16.6% is proposed; and (c) Maximum impervious coverage where 40% is permitted and 41% proposed. The property has an irregular configuration, having 118' of street frontage, but a rear lot line of only 73'. The southerly property line is 132' in length, while the northerly line is 116' in length.

The Photo Board prepared by Mr. Chevestick was marked Exhibit A1. Mr. Chevestick reviewed his Site Plan, dated 3/29/14, consisting of three sheets, showing the Zoning Schedule, Sections and Floor Plans. He testified as to the irregular shape of the property and hardship.

Mr. Raimondi asked Mr. Chevestick if he received the revised survey map dated 7/2/14, revised to 7/3/14, from Steve Collazuol and noticed that the lot width and depth had changed. The numbers in Mr. Chevestick's Zoning Schedule need to be changed, Mr. Raimondi stated. Neither change results in a variance.

There were no questions from the public.

On discussion, Mr. Oakes commented they are really not affecting the surroundings, and the property is irregularly shaped. Mr. Lydon agreed the lot is odd-shaped and falls in the category of the C1 variance.

A motion for approval was made by Eric Oakes, due to the odd-shaped lot, which causes a hardship and triggers the variances. The motion was seconded by Marc Truscio. The Zoning Table must be revised to conform with the Survey by John Collazuol & Associates, dated 7/2/14 and revised 7/3/14. There were no further questions, comments or discussions. On roll call vote, Eric Oakes, Chris Montana,

(ZB 9/8/14 Minutes)

Matthew Ceplo, Wayne Harper, Marc Truscio, George James, and William Martin voted yes.

2. **Murphy, 185 Roosevelt Avenue, Block 1407, Lot 9 - Single Family "C" Variance Addition** - Withdrawn by applicant.

10. **DISCUSSION: None**

11. **ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned at approx. 8:35 p.m.

**Respectfully submitted,**

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