

BOROUGH OF WESTWOOD  
ZONING BOARD REORGANIZATION MEETING  
PUBLIC HEARING AGENDA  
JANUARY 9, 2023

Place:  
Municipal Building  
Council Chambers  
101 Washington Avenue

Time: 8:00PM

**1. OPENING OF THE MEETING**

Open Public Meetings Law Statement

This meeting, which conforms with the Open Public Meetings Law, Chapter 231, Public Laws of 1975, is a Regular Public 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:**

**3. ROLL CALL:**

**4. REORGANIZATION MEETING:**

Nominations for Chairman of the Zoning Board

Nominations for Vice-Chairman of the Zoning Board

Nominations for Appointment of Attorney for the Zoning Board

Nominations for Appointment of Professional Engineer for the Zoning Board

Nominations for Appointment of Professional Planner for the Zoning Board

Nominations for Appointment of Recording Secretary for the Zoning Board

Adoption of Procedural Rules & Bylaws

Annual Report and Summary of Applications for 2022

**5. MINUTES:**

**6. CORRESPONDENCE:**

**7. RESOLUTIONS:**

**8. PENDING NEW BUSINESS:**

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

**SWEARING IN OF BOARD PROFESSIONALS**

**10. DISCUSSION:**

**11. ADJOURNMENT:**

BOROUGH OF WESTWOOD  
ZONING BOARD MEETING  
PUBLIC HEARING AGENDA  
Monday, January 9, 2023

Place:  
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Council Chambers  
101 Washington Avenue

Time: 8:00PM

1. OPENING OF THE MEETING  
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2. PLEDGE OF ALLEGIANCE:
3. ROLL CALL:
4. MINUTES: **December 5**
5. CORRESPONDENCE:
6. RESOLUTIONS:
  1. **Regna- 17 Euclid Avenue- C variance, building coverage**
  2. **Duggan-411 Fourth Ave. - Bulk variances (side yard and building coverage)**
  3. **Tributt Inc.-7 Bergen Street- D1-Use Variance, C variances and Site Plan**
  4. **Walsh-196 Sand Road-Bulk variances for a deck, which was constructed without permits. The dwelling already had a non-conforming rear yard setback of 20' Withdrawn by the Applicant (Dismissed W/O Prejudice)**
  5. **Cruz- 73 Harding- Bulk Variances for a one story rear addition and driveway expansion (driveway, covered porch and pergola on right side was completed without a permit) Property is in the AE flood zone**
7. PENDING NEW BUSINESS:
  - 1 **Glazer-137 Fourth Ave. - Driveway expansion, wider than garage**
  2. **Fedorchak- 121 Cypress-Deck- Bulk Variances**
  3. **Jameson-163 Prospect- Garage expansion- Bulk variances**
  4. **Nagengast- 75 Clairmont- Driveway Expansion**
8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:  
SWEARING IN OF BOARD PROFESSIONALS:
  - 1.**Bauer-22 Cypress- Driveway wider than the garage without approvals**
  - 2.**OSM Hospitality-170 Center Ave. - Use variance and Site Plan Approval,**

**Rooftop dining**

**3. Cooper-34 Clairmont- Bulk variance side yard and combined side yard setback**

**4 Dragona- 22 Bryant Place- Project was approved and completed, the final as-built- survey shows that the pool is less than 15' to the side property line and the coverage is 42.9% when 40% is permitted**

**5. Pellegrino- 26 Ash Street-Driveway expansion wider than the garage- C variance**

**6. Carrier-27 Seventh- Height variance for an accessory structure**

9. DISCUSSION:

Boswell Engineering- Zoning Board Engineer for 2023

Weiner Law Group- Zoning Board Attorney for 2023

Tom Randall - Zoning Board Attorney for 2023

10. ADJOURNMENT