

AMENDED NOTICE OF VIRTUAL MEETING
ZONING BOARD OF ADJUSTMENT
BOROUGH OF WESTWOOD

Please take notice that in accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6, et. seq. and P.L.2020 Chapter 11 approved on March 20, 2020 permitting public meetings to be conducted by means of communication or other electronic equipment, and in consideration of various Executive Orders issued by the Hon. Philip D. Murphy, Governor of the State of New Jersey, including, but not limited to, Executive Orders 104 and 107 restricting public gatherings and directing New Jersey residents to stay at home, and in further consideration of the current coronavirus pandemic, the Zoning Board of Adjustment of the Borough of Westwood will hold its regularly-scheduled meeting for the month of October, 2020 on October 5, 2020 at 8:00 PM by remote video/audio conference. The meeting would otherwise have taken place in the Council Chambers of the Westwood Municipal Building, 101 Washington Ave., Westwood, New Jersey 07675.

The meeting may include continued public hearings on applications for development filed by 247 Westwood Ave., Corp., for the property at 247 Westwood Ave., Westwood, New Jersey 07675, by Westwood Investments, LLC, for the property at 220 Kinderkamack Rd./49 Fairview Ave., Westwood, New Jersey 07675 and by 459 Broadway Realty, for the property at 459 Broadway, Westwood, New Jersey 07675; the adoption of minutes and resolutions, the approval of vouchers and public hearings on various other matters coming before the Board.

Formal action may be taken.

The Agenda listing the matters to be considered will be placed on the website of the Borough of Westwood (westwoodnj.gov) for public inspection, and is subject to change. If a member of the public lacks the ability to access the agenda, that member of the public may contact Armand Marini, III, Construction and Zoning Official, at 201-664-5900 or at amarini@westwoodnj.gov to make arrangements to review the agenda.

The Meeting will take place by way of Zoom Conference. As recommended by the Division of Local Government Services, Local Operation Guidance, COVID-19, instructions to access the remote meeting and procedures for participating are as follows:

Please click the following link to join the meeting:

<https://us02web.zoom.us/j/89253153698?pwd=NnNla1htcTEwSlFjc3JYdFk1REtRdz09>

The Meeting ID is:

892 5315 3698

The Meeting Password is:

761010

You may also participate by way of telephone conference. The dial-in number for telephone access is:

+1 646 876 9923 US (New York)

The Meeting ID and Password for the telephone conference are the same as for the Zoom conference.

Remote meeting access instructions will be posted on the Website of the Borough of Westwood and will be included on the agenda for the meeting.

The video conferencing services offered by Zoom can be accessed via the Zoom App which can be downloaded to a computer or mobile device prior to the meeting.

Members of the public may participate in the meeting according to the customary practice and procedures of the Zoning Board of Adjustment of the Borough of Westwood.

This notice is given pursuant to the provisions of the Open Public Meetings Act (N.J.S.A. 10:4-6, et. seq.) and related Guidelines for Remote Public Meetings issued by the Division of Local Government Services (DLGS). The Guidelines have not been statutorily adopted or judicially interpreted. While the Board has attempted to ensure that the procedure to be followed for the conducting of the remote meeting complies with all applicable laws and regulations, the Board cannot provide legal advice to the applicants or the public as to whether the remote meeting does in fact comply, or whether the Guidelines and the Board's decision would be sustained following legal challenge in the Superior Court of New Jersey.

Armand S. Marini, III, Construction and Zoning Official
Borough of Westwood
100 Washington Ave.
Westwood, New Jersey 07675
201-664-5900

BOROUGH OF WESTWOOD
ZONING BOARD MEETING
PUBLIC HEARING AGENDA
Monday, October 5, 2020

Place:

Zoom Webinar on October 5, 2020 at 8:00 PM, Eastern Daylight Time.

The topic is Borough of Westwood Zoning Board of Adjustment meeting.
Please click the following link to join the Webinar:

<https://us02web.zoom.us/j/89253153698?pwd=NnNla1htcTExSlFjc3JYdFk1REtRdz09>

The dial-in number for telephone access is: +1 646 876 9923 US (New York)

The Meeting ID is: 892 5315 3698

The Password is: 761010

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. MINUTES: September 14
5. CORRESPONDENCE:
6. RESOLUTIONS:
7. PENDING NEW BUSINESS:
 1. **Cuomo- 10 Westervelt, Bulk Variances**
 2. **Bross- 60 Boulevard, Bulk Variances, Driveway wider than garage,**
 3. **Hodges-105 Center Avenue, Use Variance-D-1, Bulk Variances**
 4. **Perrino- 125 James, Bulk Variance**
 5. **Hodges- 44 Second Ave., Bulk Variances**

6. 2. Rise Up Together, LLC- 372 Fairview Avenue- Site Plan to create a parking lot (There zoning application was denied by the Zoning Official which stated that Site Plan approval was required. The applicant started the work anyway, a court summons is pending.)

8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:
SWEARING IN OF BOARD PROFESSIONALS:

- 1. 247 Westwood Ave. Corp-247 Westwood Ave- Use Variance, Site plan**
- 2. Westwood Investments, LLC-220 Kinderkamack/49 Fairview, D & C Variances, Subdivision and Site Plan Approval**
- 3. 459 Broadway Realty-459 Broadway, C & D Variances**
- 4. Toflec Properties LLC- 140 Carver, Bulk Variance**
- 5. Ahluwakshi Investments, LLC- 75 Bergen, Subdivision and Bulk Variances**

DISCUSSION:

9. **1. Submission requirements: Paper vs. Electronic**

10. ADJOURNMENT: