

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
April 1, 2019**

APPROVED 5/6/19

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
H. Wayne Harper
George James
Michael Klein
Matthew Ceplo
Beverly Karch (Alt #1)
Michael O'Rourke (Alt #2)

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

ABSENT: Anthony Zorovich

4. MINUTES: A motion to approve the Minutes dated **2/4/19** was made by Eric Oakes, seconded by Beverly Karch and carried unanimously on roll call vote by those eligible to vote.

5. CORRESPONDENCE: None

6. **VOUCHERS:** None

7. **RESOLUTIONS:**

1. **Krawczyk, 270 Washington Avenue** - A motion to approve the Resolution as read Board Attorney Rutherford was made by Eric Oakes and seconded by Wayne Harper. On roll call vote, Eric Oakes, Matthew Ceplo, Wayne Harper, George James, Michael Klein, and William Martin voted yes.

2. **346 KKR, LLC, 346 Kinderkamack Road - Amendment** - A motion to approve the Resolution as read Board Attorney Rutherford was made by George James and seconded by Wayne Harper. On roll call vote, Eric Oakes, Matthew Ceplo, Wayne Harper, George James, Michael Klein, and William Martin voted yes.

8. **PENDING NEW BUSINESS:**

1. **Bhatia, 81 Westwood Boulevard** - Still incomplete; Carried to 5/6/19;

2. **The Andrea & Gatana Bartolotta Irrevocable Family Trust, 252 Fourth Avenue** - Still incomplete; Carried to 5/6/19;

9. **VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS, INTERPRETATIONS: NONE**

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

10. **DISCUSSION:**

1. **Adoption of Procedural Rules & Bylaws** - Chairman Martin stated the meeting hours were changed per a vote at the last meeting, to commence at 7:30 pm. In addition, the meeting will conclude at 10:30 pm. The Rules & Bylaws were amended accordingly. A motion for approval was made by Eric Oakes, seconded by Beverly Karch, and carried unanimously on roll call vote. The same would be forwarded to the Borough clerk and Planning Board Members by Mr. Rutherford.

2. **Approval of Annual Report 2019** - A motion for approval as prepared by David Rutherford, Esq., Board Attorney, was made by Eric Oakes, seconded by George James, and carried unanimously on roll call vote.

3. **Alternate Planner** - A motion to appoint Kathryn Gregory as Alternate Planner as made by Eric Oakes, seconded by Wayne Harper and carried unanimously on roll call vote. Ms. Gregory will be needed for a hearing in May.

4. Planning Board Master Plan Re-Examination - William Martin updated the Zoning Board Members on the Planning Board's current review of the Master Plan Re-examination. The Planning is in the midst of reviewing the CBD/SPE and CBD Zones. He asked the Planning Board if he could brief the Zoning Board as to its progress. The Planning Board is looking at uses and adding new ones to determine the list of uses in those zones, geared towards service/retail, meaning those that cannot be replaced by the internet. At the next meeting, the Planning Board has interest in hearing discussions and comments from interested parties from the public. The Housing Plan has prevented Planning Board from accomplishing this two years ago. Therefore, we are addressing it expeditiously. Chairman Martin also pointed out that many uses are only permitted on the second floor will now be allowed on the ground floor. The Zoning Board may be getting some applications to review that require consistency with the adjusted Master Plan if there is a use that falls within that category. The Planning Board will move forward on the new uses first, and the overall full Master Plan review will continue through the summer.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approximately 8:00 pm.

Respectfully submitted,

MARY R. VERDUCCI, Paralegal
Zoning Board Secretary