

**BOROUGH OF WESTWOOD  
ZONING BOARD OF ADJUSTMENT  
REGULAR MEETING  
Westwood Community Center  
MINUTES  
May 1, 2023**

**APPROVED 6/5/23**

**1. OPENING OF THE MEETING:**

The meeting was called to order at **8:00 pm, at the Community Center**, 55 Jefferson Street, Westwood, NJ.

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  
Eric Oakes, Vice Chairman  
Peter Grefrath  
Gary Conkling  
Matthew Ceplo  
Michael O'Rourke  
Robert Desmond  
Lauren Letizia, (Alt #1)

**ALSO PRESENT:** Thomas Randall, Esq., Board Attorney  
Steve Lydon, Burgis Associates,  
Board Planner  
Brandon Goldfine, Boswell Engineering  
Board Engineer

**ABSENT:** Frank Mantz, (Alt #2) (excused absence)

**4. MINUTES:** The Minutes of the **4/3/23 meeting were approved** on motion made by Eric Oakes, seconded by Gary Conkling and carried unanimously.

**5. CORRESPONDENCE:**

1. **Notification - The next Zoning Board of Adjustment meeting on 6/5/23 will be back at Borough Hall, 101 Washington Avenue;**

**6. RESOLUTIONS:**

1. **ZB-2217 - Nagengast, 75 Clairmont - Driveway Expansion** - The Board Attorney read the Resolution of Approval into the record. There were no further questions, comments or discussion. A motion for approval was made by Eric Oakes and seconded by Gary Conkling. On roll call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, Lauren Letizia, and William Martin voted yes.

2. **ZB-2303 - Drew, 41 Hoyer-1st & 2nd floor additions-Bulk variances** - The Board Attorney read the Resolution of Approval into the record. A motion for approval was made by Eric Oakes and seconded by Gary Conkling. On roll call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, Lauren Letizia, and William Martin voted yes. Frank Mantz was not eligible to vote.

**7. PENDING NEW BUSINESS: ALL CARRIED TO 6/5/23 if complete:**

1. **ZB-2215 - Jameson, 163 Prospect-Garage expansion - Bulk variances;**

2. **ZB-2302 - Abbott, 169 Carver - Vacant Land - D-1 Use, C-variances, and Site plan to construct a four (4) unit townhouse structure;**

3. **ZB-2304 - Fitzgerald, 124 Mill - Installed a 6' fence in the front yard (WWOP);**

4. **ZB-2310-Millennium Health Care Center-Site Plan with C Variances;**

**8. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS AND INTERPRETATIONS:** The Board Professionals were sworn in by the Board Attorney

1. **ZB-2218 - 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 lot coverage is 42.9% when 40% is permitted** - (Lauren Letizia recused; William Martin recused) No appearance - the Board took at 10-minute recess at 8:15 to await arrival of applicant, and upon no appearance, the matter was carried to 6/5/23 with no further notice; Also awaiting revised plans;

(WWZB 5/1/23 Minutes)

2. **ZB-2214- Glazer, 137 Fourth Avenue - Driveway expansion, wider than garage** - (L. Scott Berkoben, Esq. represents the applicant.) Not heard; Carried to the next meeting on 6/5/23 at request of applicant;

3. **ZB-2301 - Lind, 111 Ash - Widening of driveway in the front yard without approvals;** Not heard; Scheduled for 6/5/23;

4. **ZB-2306 - Bolmanski, 98 Kaufman Drive - Rear yard setback;** Not heard; Schedule for 6/5/23;

5. **ZB-2309-Chezar & Jonas, 105 Cypress - Bulk variances and creating a non-conforming driveway** (scheduled for 6/5/23)

6. **ZB-2220 - Carrier 27 Seventh - Height variance for an accessory structure;** Not heard; Scheduled for 6/5/23)

**10. DISCUSSION:**

1. **Procedural Rules & End of Year Variance Report** - A motion for approval was made by Eric Oakes and seconded by Gary Conkling. On roll call vote, all members voted yes.

2. **Annual Report** - A motion for approval was made by Eric Oakes and seconded by Gary Conkling. On roll call vote, all members voted yes.

**11. ADJOURNMENT** - On motions, made seconded and carried, the meeting was adjourned 8:25 pm.

**Respectfully submitted,**

**Mary R. Verducci, Zoning Board Secretary**