

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
June 5, 2023**

APPROVED 7/10/23

1. OPENING OF THE MEETING:

The meeting was called to order at 8:00 pm at the Westwood Municipal Complex, 101 Washington Avenue, 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)

4. MINUTES: The Minutes of the **5/1/23 meeting were approved** on motion made by Eric Oakes, seconded by Gary Conkling and carried unanimously.

5. **CORRESPONDENCE:** None

6. **RESOLUTIONS:** None

7. **PENDING NEW BUSINESS:**

ALL CARRIED TO 7/10/23 if complete still incomplete):

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

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

3. **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) Not heard; Carried to 7/10/23 at request of applicant with no further notice required;**

2. **ZB-2214- Glazer, 137 Fourth Avenue - Driveway expansion, wider than garage - (L. Scott Berkoben, Esq. represents the applicant.) Not heard; Carried to 8/7/23 at request of applicant;**

3. **ZB-2301 - Lind, 111 Ash - Widening of driveway in the front yard without approvals; Not heard; Carried to 7/10/23 at request of applicant with no further notice required;**

4. **ZB-2306 - Bolmanski, 98 Kaufman Drive - Rear yard setback**
Santo T. Alampi, Esq. represented the application and submitted the notice and publication documents, which were found to be in order. The application is for replacement of an existing raised sunroom with a ground floor and first floor addition within the same footprint (approximately 290 sq. ft). The property is a corner lot.

Applicant's architect, Frank Troia, Licensed NJ Architect, of Plan Architecture of Washington Township, NJ was sworn in, qualified and accepted. Mr. Martin inquired why Mr. D'Agostino was not present. Mr. Troia stated Mr. D'Agostino is the principal of the firm and signed the plan, but Mr. Troia prepared the plans as Project Manager and employee of the firm under his supervision. The plan was dated 1/4/23, revised 2/28/23 and last revised to 4/6/23 and marked into evidence. Mr. Troia described the existing

dwelling and proposed renovations to replace an existing raised sunroom with a ground floor and first floor addition within the same footprint. A rear yard setback line variance is required, where 30' is required, and 24.75' is pre-existing, non-conforming and is proposed. The deck size is not changing, and the footprint is not changing. The lot is conforming in size. There is no change to the building coverage or impervious coverage. There is no additional property to acquire adjacent to this lot. The yard backs up to the neighbor's rear yard.

Chairman Martin reviewed they are just replacing what is existing and not proposing any expansions. It appears to be a hardship, and there is very little to discuss. Mr. Troia gave a brief overview of the plan and interior floor plans of the bi-level style home. There would be cosmetic improvements. The existing height will be maintained. The interior renovations will accommodate more spacious and efficient living conditions. Proofs for the C1 variance relief were stated. Mr. Goldfine asked if any roof leaders will be impacted, and the response was no. They are not anticipating any additional runoff. Mr. Lydon asked about the selection of the garage doors. There is another garage door out the back of the garage. The style was chosen by the client. This allows for easily bringing out equipment, snowblower, bikes, etc. It is not used to drive through. Mr. Alampi summed up, stating it is a clear and simple application for improvement and asked for an approval.

There were no further questions and none from the public. A **motion for approval** was made by, Gary Conkling and seconded by Eric Oakes with the condition that the rear of the garage not be used for vehicular access. On roll call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, and William Martin voted yes.

5. ZB-2309-Chezar & Jonas, 105 Cypress - Bulk variances and creating a non-conforming driveway - Brian Callahan, Licensed NJ Architect, of Callan Architecture, 40A Tillman Street, Westwood NJ, Licensed NJ architect, was sworn in and accepted, having testified before the Board on previous occasions. Mr. Callahan presented the application for a small, one-story addition of approximately 62.6 sq. ft and a new deck of 232.5 sq. ft. He described the existing home and property, which is 5,500 sq. ft. where 7,500 sq. ft. is the minimum lot size.

Mr. Callahan's architectural plan was dated 3/20/23 and last revised 4/13/23. There are pre-existing, non-conforming conditions, and that is why they are present tonight. They are

over in lot coverage and are trying to improve this and alleviate the condition by removing some of the paver patio. The small, one-story addition proposed will give access to a proposed 12' x 16' rear deck. They are seeking impervious coverage of 44.5% where 40% is permitted, and currently the impervious coverage is pre-existing, non-conforming at 46.3%, so there is a reduction here as proposed. They are proposing building coverage of 26.5%, where 22% is permitted. There are pre-existing conditions for minimum lot frontage and minimum front yard due to the significantly undersized lot. Mr. Lydon stated by removing some of the patio and adding a deck, it is a good design and trade-off and appears to work in the confines of the ordinance that is feasible. Mr. Goldfine commented he had no concerns with the new structure and additions. Mr. Grefrath stated it is a good plan. Mr. O'Rourke noted no drainage issues and it is a good plan. Mr. Conkling asked about the floor plan. Mr. Martin commented this is a very small, compact house. Ms. Letizia noted there are two sets of stairs and one could be removed, but agrees with Mr. Lydon that this is a reasonable addition. Mr. Oakes also commented it was reasonable.

There were no further questions and none from the public. A **motion for approval** was made by, Eric Oakes and seconded by Gary Conkling with the condition that the applicant comply with the plans and specifications. On roll call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, and William Martin voted yes.

6. ZB-2220 - Carrier 27 Seventh - Height variance for an accessory structure - Not heard; Carried to 7/10/23 at request of applicant with no further notice required;

7. ZB-2302 - Abbott, 169 Carver - Vacant Land - D-1 Use, C-variances, and Site plan to construct a four (4) unit townhouse structure - Not heard; Carried to 7/10/23 at request of applicant with no further notice required;

8. ZB-2312 - 15 Westwood Realty, LLC - 269 Westwood Avenue- Amended Site Plan for a roof façade - (heard 1st) Stephen P. Sinisi, Esq. represented the applicant and presented the application. The Board previously heard applications for Phase I and Phase II. This is basically for the façade around the roof. They wish to make the site improvements first, and this is just an amendment to the previous approvals. The four units and roof buildout are not being done now. It is just for a façade improvement. The proposed application seeks to modify the roof façade to essentially maintain an aesthetically attractive "street scape" while deferring

implementation of its residential/mixed use component until the costs of construction as planned return to a more reasonable level.

Applicant, Roger Gross, Member of 15 Westwood Realty, LLC, was sworn in to testify as to the update. Their architect, Vincent Cioffi, was not present, as he was away in Alaska and addressed any items in advance. Mr. Goldfine commented they received the architect's response, and Mr. Lydon had no comments, and added there were no variances associated with this application. The earlier approval is still valid. Mr. Gross testified he authorized this architect to change/update the façade. They briefly reviewed the prior approvals. He will continue to work on the project. The prior approvals were marked A1, given on 9/13/21 and 12/12/22, collectively. The facade change is due to excessive costs and increase in interest rates, both affecting the rate of return on the improvement, thus becoming economically unfeasible to complete at this time. The façade designed by Mr. Cioffi retains the details of the approval. He approved and supervised the façade. Mr. Cioffi's plan of New Roof Façade dated 3/5/23 was marked A2. The renderings were marked A3.

Questions by Board Members questions followed. Mr. Oakes asked if this façade will remain. Mr. Gross stated when the roof is removed this façade will be ripped off. It is merely being installed to give a nice façade in the meantime while they are awaiting completion of the project.

There were no further questions and none from the public. A **motion for approval** was made by, Eric Oakes and seconded by Gary Conkling with the condition that the applicant comply with the rendering. On roll call vote, Eric Oakes, Matthew Ceplo, Gary Conkling, Peter Grefrath, Michael O'Rourke, Robert Desmond, and William Martin voted yes.

10. DISCUSSION:

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

The Board stated they would have a vote to approve and appoint a Conflict Planner for the Zoning Board, Michael Kaufman, at the next meeting.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned 9:20 pm.

Respectfully submitted,

(WWZB 6/5/23 Minutes)

Mary R. Verducci, Zoning Board Secretary