

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

APPROVED 8/5/19

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
George James
Michael Klein
Matthew Ceplo
Anthony Zorovich
Michael O'Rourke (Alt #2)

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

ABSENT: H. Wayne Harper (excused absence)
Beverly Karch (Alt #1) (excused absence)

4. MINUTES: A motion to approve the Minutes of **5/6/19** was made by Michael O'Rourke, seconded by Matthew Ceplo, and carried unanimously on roll call vote by those eligible to vote. A motion to approve the Minutes of **6/10/19** was made by Eric Oakes, seconded by Michael Klein, and carried unanimously on roll call vote by those eligible to vote.

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5. CORRESPONDENCE:

1. Report of Louis A. Raimondi dated 6/24/19, RE: Greco;

6. VOUCHERS: None

7. RESOLUTIONS: None

8. PENDING NEW BUSINESS:

The following applications were still incomplete and carried to 8/5/19;

1. **The Andrea & Gatana Bartolotta Irrevocable Family Trust, 252 Fourth Avenue;**

2. **Gadino, 5 Grand Street - Bulk Variances;**

3. **Marin, 57 Addicks Road - Driveway expansion and shed in the side yard;**

4. **Cuomo, 10 Westervelt - Bulk Variances;**

5. **Nouvelle, 140 Tillman Street, Block 2208, Lot 17 - Transferred to the Planning Board;**

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

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

1. **Bhatia, 81 Westwood Boulevard, Block 2208, Lot 3 - Still incomplete; No appearance or notice; Carried to 7/1/19; Mr. Rutherford to contact applicant and advise if not complete by that date, application will be dismissed without prejudice;**

2. **Greco, 26 Euclid Avenue, Block 408, Lot 22 - Bulk Variance - Approval & Resolution of Approval - Applicants were present. Joseph Bruno, applicant's architect was not required to be present. Mr. Raimondi advised he received the amended plans and found them to be consistent with what the Board discussed and agreed to at the last meeting. The plans were satisfactory. The Board had authorized the preparation of a Resolution of Approval pending receipt of revised plans, satisfactory to the Board and its professionals. Chairman Martin commented we are at that point now, and called for a motion. Mr. Rutherford gave an overview of the Resolution**

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and advised it was consistent with the Board's conditions. There were no further questions comments or discussions. A motion for approval and to adopt the Resolution was made by Eric Oakes and seconded by Michael O'Rourke. On roll Call vote, Eric Oakes, Matthew Ceplo, Michael O'Rourke, and William Martin voted yes.

10. DISCUSSION: Chairman Martin updated the Board on the Planning Board's ongoing review of the Master Plan. A gentlemen in the audience inquired about application procedures for a property in the LM Zone.

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at 8:45 pm.

Respectfully submitted,

**MARY R. VERDUCCI, Paralegal
Zoning Board Secretary**