

MARTIN W. KAFAFIAN (NJ, NY, DC BARS)
ADOLPH A. ROMEI (NJ, NY BARS)
JOHN J. LAMB (NJ BAR)
ANTIMO A. DEL VECCHIO (NJ, NY, DC BARS)
ROBERT A. BLASS (NJ, NY BARS)
IRA J. KALTMAN (NJ, NY BARS)
ARTHUR N. CHAGARIS (NJ BAR)
STEVEN A. WEISFELD (NJ, NY BARS)
IRA E. WEINER (NJ BAR)
RENATA A. HELSTOSKI (NJ, NY BARS)
MICHAEL STERNLIEB (NJ BAR)
DANIELE CERVINO (NJ, NY BARS)
ARTHUR M. NEISS (NJ, NY BARS)
DANIEL L. STEINHAGEN (NJ, NY BARS)

OF COUNSEL

JAMES R. BEATTIE (NJ BAR)
ROGER W. BRESLIN, JR. (NJ BAR)
THOMAS W. DUNN (NJ BAR)
DANA B. COBB (NJ, NY BARS)
MARY ELLEN B. OFFER (NJ, NY BARS)
EMERY C. DUELL (NJ, NY BARS)
JOSEPH A. RIZZI (NJ BAR)
PATRICK J. MONAGHAN, JR. (NJ, NY BARS)



COUNSELLORS AT LAW
50 CHESTNUT RIDGE ROAD, SUITE 208
MONTVALE, NEW JERSEY 07645-1845

(201) 573-1810

www.beattielaw.com

NEW YORK OFFICE:
99 MAIN STREET, SUITE 319
NYACK, NEW YORK 10960
(845) 512-8584

COUNSEL TO THE FIRM
BRENDA J. STEWART (NJ BAR)
JAMES V. ZARRILLO (NJ, NY BARS)
JEANETTE A. ODYNSKI (NJ, NY BARS)
CRISTIN M. KEEGAN (NJ, NY BARS)

MARTIN R. KAFAFIAN (NJ, NY BARS)
MARIYA GONOR (NJ, NY BARS)
JOHN M. BOEHLER (NJ BAR)
JOHN B. STEPHENSON (NJ BAR)
IAN M. EASTWICK (NJ, NY BARS)
KIMBERLEY A. BRUNNER (NJ, NY BARS)
JOSEPH A. DIPISA III (NJ, NY BARS)
JEANMARIE DUNN-KANE (NJ, NY, PA BARS)

RALPH J. PADOVANO (1935-2016)

Writer's Direct Access

Email: jlamb@beattielaw.com
Direct Dial: (201) 799-2173
Direct Fax: (201) 642-5305
Reply to New Jersey Office

June 22, 2020

OUR FILE NO. 190897

Borough of Westwood Zoning Board of Adjustment
101 Washington Avenue
Westwood, New Jersey 07675

Attn: Chairman William J. Martin
and All Board Members

Re: Applicant: 247 Westwood Avenue Corporation
("Five Dimes Brewery")
Premises: (Block 811, Lot 9)
(L&N Grand Building)
Westwood, New Jersey

Dear Chairman Martin and All Board Members:

As you are aware, we represent 247 Westwood Avenue Corporation concerning the "Five Dimes Brewery" application referenced above.

We wanted to assist the Board of Adjustment members concerning their review of the application at the virtual meeting this Monday, June 29, 2020. We have therefore enclosed for your reference the Applicant's "Outline of Presentation for Hearing." We have also enclosed Applicant's Schedule of Exhibits.

While we might normally not have submitted written reports for parking and planning and would have just had our witnesses testify, we thought it would be easier for the Board members and the Board professionals if we provided this information in advance.

We would ask that these documents be posted on-line so that any member of the public or interested parties have access to same.

Fifty Years of Service

Borough of Westwood
Zoning Board of Adjustment
June 22, 2020
Page 2

We have only provided this by email but can provide 18 hard copies by mail and/or send a paper copy to each Board member and Board professional, if requested.

Thank you.

Very truly yours,



John J. Lamb

JJL:lb
Enclosures

cc: 247 Westwood Avenue Corporation
Attn: Dr. Christopher Alepa
David Rutherford, Esq. (Board Attorney)
Mr. Armand Marini (Borough Construction Official/Board Secretary)
Mr. Steve Lydon, P.P. (Board Planner)
Mr. Louis Raimondi, P.E. (Board Engineer)

247 Westwood Avenue Corporation
("Five Dimes Brewery")
(Dr. Christopher Alepa, Principal)

Westwood Board of Adjustment
Monday, June 29, 2020

OUTLINE OF PRESENTATION FOR HEARING

1. Swearing in all witnesses
2. Brief opening remarks by John J. Lamb
3. Testimony of Dr. Alepa:
 - Background and involvement in Westwood as local business owner
 - Involvement in purchasing LN Grand Building
 - Hours of Operation
 - Employees
 - General description of proposed facility
 - Other limited breweries
 - In Bergen County
 - In New Jersey or Rockland County
 - Definition of "Limited Brewery"
 - No restaurant operations (bring in food from other restaurants)
 - ABC regulations
 - Tours of facility
 - Parking study of area taken in February-March of 2020

247 Westwood Avenue Corporation
("Five Dimes Brewery")
(Dr. Christopher Alepa, Principal)

4. Testimony of Vincent Cioffi, AIA, Architect:

- Background and experience
- Review of plans

5. Testimony of Jason R. Rowley, Brewery Consultant:

- Background and experience
- Involvement in New Jersey limited breweries
- Economic benefits to local community
- Available to answer questions

6. Testimony of Michael Maris, Traffic and Parking Expert:

- Background and experience
- Prior parking studies in Westwood
- Analysis of parking study of Applicant and prior studies
- Preparation and review of Parking Study Report
- Available public parking spaces in street parking and municipal lots within 1,000 feet
- Conclusion and opinion on available parking

7. Testimony of Peter Steck, Planner:

- Background and experience
- Planning Report
- Conclusion

247 Westwood Avenue Corporation
("Five Dimes Brewery")
(Dr. Christopher Alepa, Principal)

8. Questions by Board experts to each of the witnesses (if Board allows all witnesses to testify before questions)
9. Questions by Board members after Board experts' questions (if Board allows all witnesses to testify before questions)
10. Questions only by members of public of all witnesses
11. Comments (not questions) by members of public
12. Summation by Applicant's attorney
13. Directions/Instructions by Board attorney, David Rutherford, if any
14. Vote

[Applicant reserves the right to change the witnesses and/or order of presentation.]