

WILENTZ

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September 4, 2020

VIA HAND DELIVERY

Armand Marini, Zoning Officer
Borough of Westwood
101 Washington Avenue
Westwood, NJ 07675

**Re: Westwood Investments, LLC
220 Kinderkamack Road and 49 Fairview Avenue
Block 1501, Lots 2 & 3
Borough of Westwood**

Dear Mr. Marini :

As you are aware, our firm represents the applicant Westwood Investments, LLC (the “Applicant”) in this matter. As a result of comments received by the Board and its professionals at the August 3, 2020 public hearing, enclosed please find the following:

1. Sixteen (16) copies of revised Sheet 10 (Minor Subdivision Plan) of “Site Plan For Westwood Investments, LLC, Block 1501, Lots 2 and 3, situated in the Borough of Westwood, Bergen County, New Jersey” prepared by Canger Engineering Associates, last revised August 26, 2020.
2. Sixteen (16) copies of the Architectural Plans & Elevations prepared by Appel Design Group, last revised August 26, 2020, consisting of three (3) sheets.

The revision to the site plan address the Board’s request for additional green space by altering the subdivision line by a few inches, thereby increasing the size of the townhouse lot from 7,369 square feet to 7,501.20 square feet and eliminating the variance for minimum lot size. Additionally, a passive recreational easement area will be granted from the office lot to the townhouse lot to add 1,156.40 square feet of backyard space for use by the homeowners, if approved.

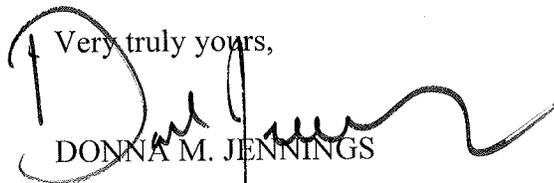
No additional variances are triggered by the revised subdivision line. In fact, as previously noted, one variance is eliminated – minimum lot area for the townhouse lot. The requested variances for maximum floor-area-ratio (both lots), minimum lot depth (townhouse lot) and minimum rear yard setback (townhouse lot) are slightly altered, as follows:

1. Increasing the proposed floor-area-ratio slightly on the office lot from .52 to .53, where .54 is existing and .25 is the maximum. The proposed floor-area-ratio is still an improvement to the existing condition.
2. Improving the floor-area-ratio on the townhouse lot from 1.16 to 1.14, where .25 is the maximum standard.
3. Improving the variance for minimum lot depth for townhouse lot from 50 feet to 50.89 feet, where 100 feet is required (this is an improvement of .89).
4. Improving the variance for minimum rear yard setback for the townhouse lot from 11 feet to 11.9 feet, where 20 feet is required (this is an improvement of .9).

The Applicant will present testimony at the hearing addressing the above alterations. Additionally, I note that the plan indicates a front yard setback of 15 feet with respect to the townhouse lot, however, pursuant to the Ordinance the front yard setback is actually 18 feet, where 20 feet is required since roofs over entry platforms are permitted to project in the front yard. This is a plan error and will be addressed on the record.

With respect to the architectural plans, the following revisions were made: (1) the optional doors to the ground floor study were removed for a more open floor plan with the foyer/study as a single contiguous space; and (2) the tub/shower were omitted from the ground floor bathroom. These changes were internal to the building and do not implicate the exterior elements and/or site plan.

A digital copy of the enclosed plans will also be submitted via e-mail and presented as an exhibit at the September 14 public hearing. Please advise if you need any further documentation.

Very truly yours,

DONNA M. JENNINGS

Enc.

cc: Mr. Jonathan Cohen
Matthew Fox, P.E.
Paul Fox
Laurance D. Appel, RA
Betsy Dolan, P.E.
Andrew Janiw, P.P.