

**BOROUGH OF WESTWOOD
ZONING BOARD OF ADJUSTMENT
REGULAR MEETING
MINUTES
March 7, 2011**

APPROVED 4/4/11

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.

Notices have been filed with our local official newspapers and posted on the municipal bulletin board.

2. PLEDGE OF ALLEGIANCE

After the Pledge of Allegiance, William Martin called for a moment of silence for the victims of the tragedy in Tucson, Arizona.

3. ROLL CALL:

PRESENT: Guy Hartman
Robert Bicocchi
Christopher Owens (departed 8:20 pm)
Eric Oakes
Michael Bieri
Raymond Arroyo, Vice-Chairman (departed 8:20 pm)
William Martin, Chairman
Vernon McCoy (Alt #1)
Matthew Ceplo (Alt #2)

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

ABSENT: None

4. MINUTES - The Minutes of the 1/10/11 meeting were approved on motion made by Mr. Arroyo, seconded by Mr. Owens and carried on roll call vote. The Minutes of the 2/7/11 meeting were

(WWZB 3/7/11)

approved on motion made by Mr. Arroyo, seconded by Mr. Hartman and carried on roll call vote.

5 CORRESPONDENCE:

1. 2010 Annual Report of the Zoning Board - The 2010 Annual Report was approved on motion made by Mr. Oakes, seconded by Mr. Bicocchi, and carried, with the proviso that if any amendments are necessary, they can be made. This report would be forwarded to Planning Board and Governing Body. A brief discussion was had.

6. VOUCHERS: A motion to approve vouchers totaling \$3,732.50 for legal advertising for 2011 made by Mr. Arroyo, seconded by Mr. Oakes, and carried unanimously on roll call vote.

7. RESOLUTIONS:

1. Fricke, 25 Emerson Road - Certification of Non-Conformity - Mr. Rutherford gave an overview of the Resolution of Approval for the record. A motion for approval was made by Mr. Bieri, with second by Mr. Arroyo. There were no further questions, comments or discussions. On roll call vote, Mr. Bieri, Mr. Arroyo, Mr. Hartman, Mr. Oakes, Mr. Owens, Mr. McKoy, and Mr. Martin voted yes. Mr. Bicocchi and Mr. Ceplo were not eligible to vote.

8. PENDING NEW BUSINESS:

1. Hinsdale, 129 Lake St - Certificate of Non-Conformity- Scheduled for 4/4/11;

9. VARIANCES, SUBDIVISIONS AND/OR SITE PLANS, APPEALS, INTERPRETATIONS:

SWEARING IN OF BOARD PROFESSIONALS FOR PUBLIC HEARINGS

The Board Professionals were sworn in.

1. DePaola, 112 Prospect Avenue - Certification of Non-Conformity - Scheduled for 4/4/11; Applicant to publish and send notice;

2. CVS-Jefferson and Broadway - Signage - Mr. Arroyo and Mr. Owens recused themselves and departed at 8:20 p.m. Mr. Rutherford advised Mr. Ceplo and Mr. Bicocchi were absent at the last meeting and therefore not eligible, so the Board is left

(WWZB 3/7/11)

with five voting members. Mr. Alampi thanked the Board for this information and proceeded.

Robert Oelenschlager, National Sign Services, 437 W. Evesham Avenue, Magnolia, NJ, came forward and distributed a handout of the Sign Exhibit, dated 2/8/11, consisting of two sheets, marked A3 and A4. The informational sign has now been deleted, as shown on A5, as it is superfluous and unnecessary. The wording "full service" has been permanently deleted by CVS from its canopies for the drive-throughs at all CVS locations. Mr. Alampi commented there is less lettering and less clutter. The lettering was reduced to 24" letters and conforming, now eliminating a variance for letter size. Mr. Alampi advised they did not have much more testimony and gave an overview, noting they reduced the package quite a bit.

Mr. Lydon commented the way the ordinance is structured is you can have one sign, if there is an entrance in the rear, a second sign is allowed and a third is permitted if on a corner. This site qualifies on all three. The place where they need a variance is the rear entrance, where they can have 10' length and 1' in height. The letter height requires a variance as well as a variance for the color - in this case red for the canopy. There is a significant reduction in the number of variance, Mr. Martin commented. Mr. Oakes asked if they could change the color or eliminate the variance. The sign expert responded he inquired of CVS and was advised a white canopy is not visible from the train station. Mr. Oakes suggested a brick color, but Mr. Alampi advised this was a corporate color. Mr. Martin did not mind the red color, he said. Mr. Bicocchi commented black would look good, but red shows where the entrance is. Mr. Martin noted they made a significant reduction in the overall signage. Mr. Rutherford asked for clarification as to which sign was being deleted and the witness confirmed the correct sign that was being deleted. Mr. McCoy asked what the material of the canopy was, and Mr. O indicated it was canvas.

There were no further questions or comments and no interested parties in attendance and the matter was closed to the public. Mr. Martin commented the applicant reduced the height of the lettering from 30" to 24", and made a substantial improvement to the sign package, making it more in proportion with the size of the building and in that context, more

(WWZB 3/7/11)

appropriate. The applicant did a nice job in presenting the amended proposal reducing the variances.

A motion for approval with the condition that eye bolts were permitted for banners for temporary occasions for infrequent use was made by Mr. Bieri and seconded by Mr. McKoy. On discussion, Mr. Raimondi suggested citing the signage plan date 2/8/11 of the plan being approved. Chairman Martin commented there has been substantial improvement; and the current proposal was more in proportion with the size of the building, and in the context of this building, it is appropriate. The applicant did a nice job in coming back with a revised proposal. There were no further questions, comments or discussions. On roll call vote, Mr. Bieri, Mr. Hartman, Mr. Oakes, Mr. McKoy, and Mr. Martin voted yes.

Mr. Raimondi pointed out there was a revised date on the architectural/construction drawings that needed to be clarified. He had three different sets with three different dates. Mr. Alampi confirmed 2/25/11 was the latest date.

10. DISCUSSION: None

11. ADJOURNMENT - On motions, made seconded and carried, the meeting was adjourned at approx. 8:55 p.m.

Respectfully submitted,

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