

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, January 9, 2023
7:30 pm REGULAR MEETING

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

Mr. Fusaro (Chair)	Mr. Masciale (Vice-chair)	Ms. Molnar
Ms. Pavon	Mr. Sontz	Mr. Karame
Mr. Cohen	Mr. Eilbacher (Alt. 1)	Mr. Reisen (Alt.2)
Ms. Razin (Bd. Atty)		

III. STATEMENT BY THE CHAIRMAN

IV. APPROVAL OF MINUTES: December 12, 2022

V. ADOPTION OF RESOLUTIONS:

ZBA 22-020 Joseph and Elyse Gregov, 118 Virginia Street, Block: 5708, Lot: 13
ZBA 22-030 Matthew Ritter, 942 Boulevard, Block: 4706, Lot: 22
ZBA 22-027 Lea and Dan Gates, 403 Beechwood Place, Block: 4204, Lot: 3
ZBA 21-036 Bohdan and Olena Kiyko, 935 Cleveland Avenue, Block: 703, Lot: 11
ZBA 22-021 Maite Quinn-Richards, 711 Austin Street, Block: 2815, Lot: 27
ZBA 22-024 Jessica and Leonid Dubrovsky, 416 Elm Street, Block: 1101, Lot: 2

VI. APPEALS CARRIED: N/A

VII. APPLICATIONS WITHDRAWN – N/A

VIII. EXTENSION REQUESTS:

ZBA 22-53 - Amy & David Nathanson, 1 Breeze Knoll Drive

ZBA 22-55 - Town of Westfield Senior Citizens Housing Corp., 1129-1133 Boynton Ave.

IX. NEW APPEALS:

ZBA 22-028 - Anthony Fernandes, 621 Vermont Street, Block: 4601 Lot: 2

Applicant is seeking variance approval to allow for the construction of a one-story addition and porch addition. The new first-floor addition will include renovations to update the kitchen and create a home office contrary to the following section(s) of the Westfield Land Use Ordinance:

Section 12.04F1 where the maximum coverage by buildings and above-grade structures permitted is 20% / 2,200 SF and proposed is 22.5% / 2,473.5 SF; Section: 11.07E7 where the minimum rear yard setback required is 35' and proposed is 29.25'; and, Section 11.07E5 where the required front yard setback is 36.9' and 31.86' feet is proposed.

120-day decision is January 12, 2023

ZBA 22-031 – Megan McCann, 857 Winyah Avenue, Block: 2105 Lot: 21

Applicant is seeking to construct a two-story addition on the rear of dwelling to expand the first-floor kitchen and add a mudroom. The second floor will add a master bedroom suite. There will be a second-floor addition over the existing garage as part of the new master bedroom suite. The existing first-floor kitchen and powder room area will be renovated to expand into the addition. The existing second floor will have the bedroom #2 renovated to be part of the new master suite. There will be a new stair addition to the attic to add a bedroom, bath and office area; and, the rear addition will be built over a crawl space contrary to the following section(s) of the Westfield Land Use Ordinance: Section 12.04F1 where the maximum building coverage permitted is 20% and proposed is 21.2%; Section 11.07E2 where minimum side yard setback permitted is 10' and proposed is 8.28'; and, Section 12.04E1 where the maximum FAR permitted is 3,200 SF and proposed is 3,397 SF.

120-day decision is January 12, 2023

ZBA 22-029 – Alicia Harrington, 15 Fairhill Road, Block: 201 Lot: 26

Applicant is seeking to install a 6' high aluminum fence with pickets every 4" on center to match existing neighbor's fence. Fence is being installed to enclose a proposed swimming pool in lieu of a stockade, board-on-board, or solid fence contrary to the following section of the Westfield Land Use Ordinance: Section 13.02D5 where pool enclosure and screening required is a 6' stockade, board-on-board or other solid fence, but not chain link, and proposed is a 6' aluminum picket fence.

120-day decision is January 12, 2023

ZBA 22-038 – Matthew & Ilene Robinson, 1 Fairhill Road, Block: 201 Lot: 41

Applicants are seeking to install a roof over a portion of an existing patio space to create a covered, open-air outdoor space contrary to the following section(s) of the Westfield Land Use Ordinance: Section 11.05E7 where required rear yard setback is 40' and proposed is 20.84'.

120-day decision is February 18, 2023