

**TOWN OF WESTFIELD  
BOARD OF ADJUSTMENT AGENDA  
Monday, February 13, 2023  
7:30 pm REGULAR MEETING**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

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

**III. STATEMENT BY THE CHAIRMAN**

**IV. APPROVAL OF MINUTES:** January 9, 2023

**V. ADOPTION OF RESOLUTIONS:**

ZBA 22-028 Anthony Fernandez, 621 Vermont Street, Block: 4601, Lot: 2  
ZBA 22-029 Alicia Harrington, 15 Fairhill Road, Block: 201, Lot: 26

**VI. APPLICATIONS WITHDRAWN – N/A**

**VII. EXTENSION REQUESTS: N/A**

**VIII. NEW APPEALS:**

**ZBA 22-034 – Greg & Hillary Irwin, 251 East Dudley Ave, Block: 1102, Lot: 25**

Applicant is seeking variance approval for construction of a pool with patio area, an extension to existing covered patio, and new fencing together with the removal of an existing impervious coverage from the driveway and portions of the existing tennis court contrary to the following section(s) of the Westfield Land Use Ordinance: Section 13.02D5 Enclosure and Screening where required is a solid board-on-board fence and proposed is open; and, 12.04G where Maximum All-improvements Coverage of 20% / 12,970 SF is permitted and 26.4% / 17,093 SF is proposed.

**120-day decision is March 13, 2023**

**ZBA 22-015 – Christine & Jay Rossin, 26 Cornwall Drive, Block: 3303, Lot: 38**

Applicant is seeking minor improvements to the existing dwelling that alter the existing façade. The plan includes expanding the master bathroom into a bay window on the front of the house and construct a front porch picking up the line of the existing garage contrary to the following section(s) of the Westfield Land Use Ordinance: Section 11.07E5 where the minimum required front yard setback is 32.6' and proposed is 26.3'; and, Section 11.07E14 where an attached front-facing garage is required to have a 2' offset behind the main façade and no offset is proposed.

**120-day decision is March 20, 2023**

**ZBA 22-042 – Tom Bartolucci, 4 Tamaques Way, Block: 5201, Lot: 15**

Applicant is seeking variance approval to add a partial second floor to the existing one-story dwelling contrary to the following sections of the Westfield Land Use Ordinance: Section 11.08E6 where the minimum side yard setback required is 10' and proposed is 7.73'; Section 11.08E13 where the maximum permitted building mass at the zoning side yard is 25' and proposed is 26.2'; and, from Section 12.04F in that the maximum permitted building and above grade structure percentage is 20% and proposed is 21.3%.

**120-day decision is March 30, 2023**

**ZBA 22-037 – Justin Schwartz, 735 Hanford Place, Block: 806, Lot: 17**

Applicant is seeking variance approval to construct a one-story addition over an unfinished basement on the rear of the dwelling which will add a family room and relocate the current powder room and a third-floor addition for a master bedroom suite contrary to the following Section(s) of the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side yard setback required is 10' and proposed is 9.92'; Section 12.04F1 where the maximum building coverage permitted is 20% and proposed is 22.18%; Section 11.09E12 where the maximum eave height permitted is 22' and proposed is 28'2"; and, Section 11.09E8 where the maximum number of stories permitted is 2.5 stories and proposed is 3-stories.

**120-day decision is March 30, 2023**

**ZBA 22-043 – Burns Benson, 805 Nancy Way, Block: 4503, Lot: 16**

Applicant is seeking variance approval to construct a new front porch contrary to the following Section(s) of the Westfield Land Use Ordinance: Section 12.03CDE where the minimum front yard setback required is 39' and proposed is 33.2'.

**120-day decision is March 30, 2023**

**IX. APPEALS CARRIED: Continued from January 9, 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 22-038 – 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**