

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

March 1, 2021

7:30pm REGULAR MEETING

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: February 1, 2021

APPROVAL OF RESOLUTIONS:

**PB 20-12 Villane Building & Development, LLC., 412 Palsted Avenue
Block 2607 Lot 25**

Applicant sought approval to subdivide the property into two lots, demolish the existing single-family home, and construct a new single-family dwelling on each lot contrary to Section 11.12E4 of Land Use Ordinance to allow a lot depth of 98 feet for lot 25.02 where the Ordinance requires a minimum lot depth of 120 feet. Application approved with conditions.

NEW APPEALS:

**PB 21-01 Jeffrey & Malissa Cass, 826 & 830 Summit Avenue, 1/14/2021
Block 4704, Lots 9.01 & 10**

Applicants are seeking approval to increase the width of lot 9.01 from 50 feet to 60 feet by decreasing the width of the larger lot, lot 10 from 100 feet to 90 feet. **Application deemed complete February 11, 2021. 45 day decision date is March 28, 2021.**

**PB 21-02 Ferraro's Realty Group, 425 South Elmer Street/211 South Avenue 1/14/2021
Block 3201 Lot 2.01**

Applicant is seeking approval to subdivide lot 2.01 into two lots, lots 2.01.01 and 2.01.02. The current structure will remain on lot 2.01.02 and there is not any development planned for lot 2.01.01 contrary to Section 11.28E5 and 11.28E6 of the Land Use Ordinance. Ordinance allows a maximum coverage of 30%. Proposed is 31.4% on lot 2.01.02. Ordinance allows a maximum coverage by improvements of 70%. Proposed is 90.4%. **Application deemed complete February 11, 2021. 120 day decision date is June 11, 2021.**

OTHER BUSINESS:

Master Plan status report

General Ordinance #2209-An Ordinance Adopting the South Avenue Redevelopment Plan.