

**TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, March 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: N/A

February 13, 2023, Minutes (To be adopted 4/10/2023)

V. ADOPTION OF RESOLUTIONS:

- ZBA 22-034 – Greg & Hillary Irwin, 251 East Dudley Ave, Block: 1102, Lot: 25**
- ZBA 22-015 – Christine & Jay Rossin, 26 Cornwall Drive, Block: 3303, Lot: 38**
- ZBA 22-042 – Tom Bartolucci, 4 Tamaques Way, Block: 5201, Lot: 15**
- ZBA 22-037 – Justin Schwartz, 735 Hanford Place, Block: 806, Lot: 17**
- ZBA 22-043 – Burns Benson, 805 Nancy Way, Block: 4503, Lot: 16**
- ZBA 22-038 – Matthew & Ilene Robinson, 1 Fairhill Road, Block: 201 Lot: 41**

VI. APPLICATIONS WITHDRAWN – N/A

VII. APPLICATIONS CARRIED TO: April 10, 2023

ZBA 22-031 – Megan McCann, 857 Winyah Avenue, Block: 2105 Lot: 21
(Continued from 1/9 & 2/13)

ZBA 22-040 – Paul & Allison Persiani, 239 Scotch Plains Ave., Block: 2813, Lot: 22
(Noticed – Rescheduled)

VIII. EXTENSION REQUESTS:

BOA 18-62 - Lori Kramer/Spector, 132 Marlboro Street, Block: 5010, Lot: 10

ZBA 23-16 – Stanley Kopec, 119 Scotch Plains Avenue, Block: 2819, Lot: 10

IX. NEW APPEALS:

ZBA 22-039 – Nathan Wheeler and Mili Shah, 114 Lincoln Road, Block: 1006, Lot: 13

Applicants are seeking to construct a two-story rear addition with a small relocated deck and walkway which will reconfigure and create a true master bedroom with bath on the second floor, and add a mudroom with flex space in lieu of a formal dining room on the first floor. Applicant is also reconfiguring the existing attic space to include a bathroom and home office/play area contrary to the following section(s) of the Westfield Land Use Law: Section 12.04F1 where the maximum building coverage and above-grade structures permitted is 20% / 1,300 SF and proposed is 21.04% / 1,368 SF; Section 12.04F2 where the maximum building coverage and above-grade structures including decks permitted is 22% / 1,430 SF and proposed is 23.44% / 1,524 SF; Section 12.04F3 where the maximum building coverage and above-grade structures including decks and porches permitted is 24% / 1,560 SF and proposed is 26.93% / 1,751 SF; and, Sections 11.07E13 & 2.11G where the maximum continuous wall length at zoning side yard permitted is 25' and proposed is 46.3'. **120-day decision is April 11, 2023**

ZBA 22-52 – Andrew Wasserman, 471 Channing Ave, Block: 801, Lot: 11

The applicant is appealing the 11/29/2022, zoning officer's decision interpreting and applying the terms of a 10/13/2021, memorialized resolution for variance granted by the Board of Adjustment for Ben and Dina Ebel of 465 Channing Avenue. The zoning officer concluded that the Applicant was in compliance with the representations and plans approved by the Board granting variance relief with conditions from Section 13.02D of the Westfield Land Use ordinance to allow for an existing 4-foot-tall open-style fence combined with the installation of landscaping instead of the required 6-foot-tall stockade, board-on-board, or other solid fence. The Appellant asserts that the zoning officer's decision is contrary to the representations made in the Ebel's variance application packet, testimony, and Board's resolution. **120-day decision is April 19, 2023**

ZBA 22-047 – Julia Sharma, 12 Mohawk Trail, Block: 5115, Lot: 28.01

Applicant is seeking approval to construct first and second story additions contrary to the following section(s) of the Westfield Land Use Ordinance(s): Section 11.08E6 where the minimum side yard setback required is 10' and proposed is 8.61' east side / 9.06' west side; and, Section 11.08E7 where the minimum rear yard setback required is 35', previously approved was 30.75' and proposed is 28.84'. **120-day decision is April 21, 2023**

ZBA 22-048 Garrett & Alyson Vogel, 240 Maryland Street, Block: 5709, Lot: 26

Applicants are seeking to demolish existing rear deck and construct a two-story addition. The first floor will add a great room. The second floor will add a bedroom and an office. The addition will be built over a finished basement, and a rear stoop will be added contrary to the following section(s) of the Westfield Land Use Ordinance(s): Section 12.04F1 where the maximum building coverage permitted is 20% and proposed is 21.6%; Section 12.04E1 where the maximum FAR (floor area ratio) permitted is 37% and proposed is 38.12%; Section 12.04G1 where the maximum all improvement coverage permitted is 50% and proposed is 55.73%; and, Section 11.09E14 where the minimum garage space required is none are proposed. **120-day decision is April 21, 2023**