

**TOWN OF WESTFIELD
BOARD OF ADJUSTMENT
AGENDA: March 14 2022**

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: February 14, 2022

ADOPTION OF RESOLUTIONS:

918 South Avenue West
920 Irving Avenue
712 Oak Avenue
301 Vernon Place
440 Topping Hill Road
620 Lenox Avenue

EXTENSION REQUEST: Lori Spector, 132 Marlboro Street

CARRIED FROM January 31, 2022

Stan & Jessica Kopec, 119 S. Scotch Plains Ave.

7/12/21

Applicant is seeking approval to construct a bedroom over the existing 1 story family room off the rear and finishing the balance of the attic with compliant dormers as well as attaching the garage to the existing dwelling and the mud room connector contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04F where the building coverage permitted is 20% / 1,373.33 SF 3,600 max and proposed is 23.02% / 1,575.03 SF; and Section 11.09E-6 where minimum side yard setback/ right side permitted is 10' and proposed is 2.44'. **Application deemed complete November 15, 2021. 120- day decision is March 15, 2022.**

WITHDRAWN BY APPLICANT 3/3/22

PNC, 1 Lincoln Plaza

7/16/21

Applicant is seeking approval to upgrade and supplement the existing signage contrary to the following sections of the Westfield Land Use Ordinance: Section 16.03E.4(a) where minimum freestanding sign setback permitted is 5' and 2' is proposed; and Section 16.03-E.4(f) where maximum horizontal dimension permitted is 6' and proposed is 6.95'; and Section 16.03-E.1 where internal illumination of sign is not permitted and proposed is internal illumination for proposed freestanding sign. The applicant proposes three signs; E-01 is a 13.90 SF monument sign, E-02 is an 11.33 SF monument sign, and E-03 is an 11.6 SF wall sign along the front of the property elevation. E-03 is the only new sign. E-01 and E-02 are being removed and replaced.

Application deemed complete November 19, 2021. 120- day decision is March 19, 2022.

NEW APPEALS:

Christopher Jonson, 245 Charles Street

8/11/21

Applicant is seeking approval to replace existing 4' fence with a white vinyl 6' fence. The existing 4' high fence Charles Street side fence that wraps around to North Ave will remain as is. The side street fence facing North Ave will be replaced as well as the neighbor-facing rear-side fence with a 6' high fence; contrary to the following section of the Westfield Land Use Ordinance: Section 12.07 where fence height permitted is 4' and proposed is 6'. **Application deemed complete on January 21, 2022. 120-day decision date is May 22, 2022.**

Giuseppe DiPietro & Lina Ferraro, 300 Roanoke Road

9/20/21

Applicant is seeking approval to install an in-ground swimming pool and patio contrary to the Westfield Land Use Ordinance Section 13.02.D.3 where pool location; in zoning side yard permitted is rear yard and proposed is zoning side yard and Section 12.04.G where maximum improvement coverage permitted is 40% / 7,200 SF and proposed is 388% / 7,823 SF. **Application deemed complete on January 14, 2022. 120-day decision date is May 14, 2022.**

Christopher & Natalie Licini, 800 Hillside Avenue

11/4/21

Applicant is seeking approval to construct a new family room/ photography studio with bathroom and staircase to new basement area as well as a new covered terrace off the existing living room with a walk out balcony from the second-floor master bedroom contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04F where building coverage permitted is 15 % / 4000 SF and proposed is 17.3 %, / 4146 SF. **Application deemed complete on February 1, 2022. 120-day decision date is June 1, 2022.**

Michael King, 437 Hillside Avenue

12/20/21

Applicant is seeking approval to construct a two-story addition on the side of the house to add a 2-car garage and a connecting breezeway. The proposed addition will have a finished second floor. The existing attached 2- car garage will be renovated to be living space. There will be a third-floor addition to add a guest bedroom suite, storage and home spa contrary to the following sections of the Westfield Land Use Ordinance: Section 11.04E6 where minimum side yard setback permitted is 15' and proposed is 13'8"; Section 11.04E12 where maximum eave height permitted is 22' and proposed is 26'2"; Section 12.04G1 where maximum all improvements coverage permitted is 20 % and proposed is 41.48 %; Section 11.04E13 where maximum zoning side wall length permitted is 25' and proposed is 26' Section 11.04E8 where number of stories permitted is 2 ½ and proposed is 3. **Application deemed complete on February 1, 2022. 120-day decision date is June 1, 2022.**

Laura Stankiewicz, 920 Cranford Avenue

10/22/21

Applicant is seeking approval to replace the existing front covered stoop with a portico and add 3 decorative peaks to the roof contrary to the following sections of the Westfield Land Use Ordinance: Section 12.03C, D, & E where minimum front yard setback permitted is 33.02' and proposed is 26'6". **Application deemed complete on February 2, 2022. 120-day decision date is June 2, 2022.**

Tom Bartolucci, 4 Tamaques Way

11/4/21

Applicant is seeking approval to construct a second-floor addition onto existing one-story home contrary to the following sections of the Westfield Land Use Ordinance: Section 11.08E6 where minimum side yard permitted is 10' and proposed is 7.73'; Section 12.04F where maximum building coverage permitted is 20% and proposed is 20.9 %. **Application deemed complete on February 2, 2022. 120-day decision date is June 2, 2022.**

Ed Laczynski, 857 Highland Avenue

12/15/21

Applicant is seeking approval to construct a second-floor addition for bedrooms contrary to the following sections of the Westfield Land Use Ordinance: Section 11.04.E.5 where existing building does not meet setback; seeking to build over existing & propose new front porch. Permitted is 68.86' and proposed is 35'3"; Section 11.04.E.7 existing building does not meet setback; seeking to build over existing structure. Permitted is 50' and proposed is no change. **Application deemed complete on February 2, 2022. 120-day decision date is June 2, 2022.**

REVIEW OF DRAFT 2020-2021 ANNUAL REPORT