

**TOWN OF WESTFIELD  
PLANNING BOARD  
AGENDA  
April 4, 2022  
7:30 pm REGULAR MEETING**

**I. ROLL CALL**

**II. STATEMENT BY THE CHAIRMAN**

**III. APPROVAL OF MINUTES:** March 7, 2022

**IV. APPROVAL OF RESOLUTIONS**

**V. NEW APPEALS:**

**PB 22-3, 440 North Avenue East, Block: 3202, Lot: 7**

Applicant is seeking approval to construct a new multifamily building containing 10 dwelling units in an affordable housing overlay zone. Applicant is seeking to amend his site plan for a 10-unit project previously approved by the Board on 5/3/21. The applicant is requesting variances from Section 11.27E1 in that the front setback required is 15 feet and proposed is 1 foot; Section 11.27E5 in that the maximum building coverage permitted is 7,200 square feet / 40 % and proposed is 7,251 square feet / 40.28 %; and Section 11.36I in that the parking area setback permitted is a 5-foot side setback and proposed is 3-foot side setback. **Application deemed complete on March 14, 2022. One hundred twenty -day decision date is July 12, 2022.**

**PB 21-12, 516-540 North Ave East, Block: 3202, Lots: 13,14,14.01,15.02 & 16**

Applicant is seeking approval to construct a new multifamily building containing 40 dwelling units in an affordable housing overlay zone. The applicant is requesting variances from Section 12.05C1 in that the proposed area occupied by rooftop structures is 2,787 square feet where a maximum of 250 square feet is permitted; and Section 12.05C3 in that the maximum permitted height for rooftop structures is 48 feet and 49.5 feet is proposed. **Application deemed complete February 23, 2022. One hundred twenty -day decision date is June 23, 2022.**

**VII. OTHER BUSINESS:**

**VIII. PENDING APPLICATIONS:** None at present