

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, June 12, 2023
7:30 pm REGULAR MEETING

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

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

III. STATEMENT BY THE CHAIRMAN

IV. APPROVAL OF MINUTES: April 19, 2023

V. ADOPTION OF RESOLUTIONS:

ZBA 22-044 – Elshiekh Enterprises, 612 Downer Street
ZBA 22-046 – Ken Kandigian, 123 Hyslip Avenue
ZBA 23-08 – Noraiz Khan, 226 Lynn Lane
ZBA 23-07 – Matt Norquest, 705 St. Marks Avenue
ZBA 22-031 – Megan McCann, 857 Winyah Avenue

VI. APPEALS WITHDRAWN:

ZBA 23-11 – David Palmisano, 134 Jefferson Avenue, Block: 2203, Lot: 21

VII. APPEALS CARRIED FROM: 5/8/2023

ZBA 22-041 – Jessica & Brian Fineburg, 164 Landsdowne Avenue, Block: 5004, Lot: 63

Applicants are seeking to construct a second-floor addition over the existing first-floor garage and expand the existing second-floor. The addition will allow for a total of four bedrooms, four bathrooms, and a laundry room contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 11.06E6 where the minimum side yard setback permitted is 12.5 and present/proposed is 6.89 (unchanged); Section 11.06E13 where the maximum building mass at side yard permitted is 25' and present/proposed is 29.83 and 58.63' (unchanged); Section 11.06E14 where the minimum garage space required is two(2) and present is one(1); and, Section 12.04E where the FAR (floor area ratio) permitted is 37% / 2,775 SF and proposed is 38.7% / 2,906 SF. **120-day decision is June 2, 2023**

VIII. NEW APPEALS:

ZBA 22-035 – Marinus Perdon, 415 Wells Street, Block: 3402, Lot: 10

Applicant is seeking to construct a deck in the rear yard of dwelling off of an existing back door contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 12.04F2 where the maximum building and above-grade structures coverage including decks permitted is 22% / 1,248.2 SF and the proposed is 25.5% or 1,587 SF; Section 12.04F3 where the maximum building and above-grade structures coverage including decks and porches is 24% / 1,498 and proposed is 26.39% / 1,647 SF; and, Section 11.09E6 where the minimum side yard required is 10' and proposed is 5.8'.

120-Day decision is July 29, 2023

ZBA 23-06 – Michael Crotty, 554 Lawrence Avenue, Block: 1104, Lot: 8

Applicants are seeking to upgrade the rear outside areas of the property which include reconstructing the pool and patio with a new layout design. The driveway will also be reconstructed to include a pull-off area near the side entrance of dwelling contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 12.04G where the maximum improvement coverage permitted is 30% / 8,794 SF and proposed is 33.8% / 9,907 SF; and, Section 17.05A where the maximum driveway width permitted is 24' and proposed is 25' and 36.5'.

120-Day decision is August 15, 2023

ZBA 23-02 – Lizette Edelman, 510 Topping Hill Road, Block: 1409, Lot: 18

Applicants are seeking to remove a rear screened porch and construct a first-floor addition for a mudroom behind an existing garage, to construct a second-floor addition which will add a fourth bedroom and master bath, and to construct a front covered porch along with other various upgrades to the existing dwelling contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 12.04F3 where the maximum building coverage with porch permitted is 24% / 1,751 SF and proposed is 24.74% / 1,805 SF; Section 11.08E13 where the maximum continuous side wall permitted is 25' and proposed is left side 32.3' and right side 35.5', Section 12.03D where the required front yard setback is 33.1' and proposed is 27', Section 11.08E6 where the minimum side yard setback permitted is 10' and proposed is left side 8.5' and right side 7.25'; and, Section 12.04F1 where the building and above-grade structures permitted is 20% / 1,459 SF and proposed is 22.68% / 1,655 SF.

120-Day decision is August 15, 2023

ZBA 23-09 – Ben & Lauren Pearlman, 304 Roanoke Road, Block: 406, Lot: 35

Applicants are seeking to install a 6' black aluminum wrought iron-style fence surrounding their pool contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 13.02D5 where the pool enclosure and screening required is a 6' stockade, board-on-board or other solid fence, but not a chain-link, and proposed is a 6' open-style fence.

120-Day decision is August 19, 2023

ZBA 23-20 – Godschalk/Bjorn Oddens, 805 Ramapo Way, Block: 605, Lot: 7

Applicants are seeking to construct a swimming pool in their yard. The lot size, while conforming, is an irregular pie-shaped lot with the dwelling located close to what is viewed as a side yard/rear yard. Despite the removal of superfluous pavement, coverage will increase slightly creating a new nonconforming condition and exacerbating an existing nonconforming condition contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04F1 where the maximum coverage by building and above-grade structures permitted is 15% but not above 4,000 SF and proposed is 15.1% /4,599 SF; Section 12.04G where the maximum coverage by all improvements permitted is 30% / 9,156.5 SF and proposed is 31.9% / 9,755.8 SF; Section 12.08H where the required retaining wall setback permitted is a distance of at least 1' for each foot of height of the retaining wall from the property line and proposed is a 2.9' retaining wall setback 1.2'; and, Section 13.02D3 where the swimming pool setback required at side yard is 15' and proposed is 1.8'.

120-Day decision is August 21, 2023

Next BOA hearing: July 10, 2023