

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, November 13, 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	Ms. Giorgianni (Alt.2)
Mr. Cohen	Ms. Knowles	
Mr. Sontz	Ms. Razin (Bd. Atty)	

III. STATEMENT BY THE CHAIRMAN

IV. APPROVAL OF MINUTES: August 14, 2023

V. ADOPTION OF RESOLUTIONS:

ZBA 23-21 – Brady Clegg & Elizabeth Kernion, 545 Lawrence Ave, Block: 1102, Lot: 19

ZBA 23-031 – Ben Ebel, 465 Channing Avenue (RS-8) Block: 801, Lot: 12

ZBA 23-032 – Brooke Stevens and Devin Morgan, 423 Everson Place

ZBA 22-050 – Brian and Jordana Heuvelmann, 434 Summit Avenue, Block: 3003, Lot: 16

ZBA 23-029 – Paul Zhivago & Eileen Zhivago, 110 Barchester Way, Block: 308, Lot: 7

VI. OTHER BUSINESS:

ZBA 23-051 – Bohdan Kiyko, 935 Cleveland Avenue, Block: 703, Lot: 11

Request for an extension of memorialized resolution dated 1/9/2023

VII. NEW APPEALS:

ZBA 22-033 – Nicola Bain & Brian Ellam, 758 Castleman Drive, Block: 3411, Lot: 44 (RS)
Applicants are seeking to construct a two-story addition to the back corner of the existing dwelling contrary to the following sections of the Westfield Land Use Ordinance: Section: 12.04F1 where the building and above-grade structures coverage permitted is 20% / 1,282 SF, existing is 19.61% / 1,258 SF, and proposed is 22.45% / 1,440 SF; and, Section: 11.09E7 where the rear yard setback required is 35' and proposed is 22'5" (existing.)

120-Day decision is October 20, 2023 – Extension granted by Applicant

***ZBA 23-010 – Nik and Tina Godhandi, 627 Kensington Drive (RS-8) Block: 5206, Lot: 14**
Applicant is seeking to construct a pergola in their rear yard contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 12.04F1 where the permitted building coverage is 20% / 1,654 SF and proposed is 24.87% / 2,057 SF; Section 12.04F3 where the permitted coverage with decks and porches is 24% / 1,985F and proposed is 26.9% / 2,225 SF.
120-Day decision is November 13, 2023

ZBA 23-034 – David Zukof, 913 Stevens Avenue (RS-10) Block: 3603, Lot: 14
Applicant is seeking to construct a one-story addition on the rear of the dwelling to expand the existing kitchen, demolish the existing rear deck to replace with a stoop and patio contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 11.07E7 where the required minimum rear yard setback is 35' and proposed is 34.2' unchanged; and, Section 12.04F1 where the permitted maximum building coverage is 20% / 1,800 SF, existing is 21.39% / 1,925 SF, and proposed is 22.58% / 2,032 SF.
120-Day decision is December 1, 2023

ZBA 23-037 – Kate McNulty, 136 Linden Avenue (RS-10) Block: 2204, Lot: 15.02
Applicant is seeking to construct an attached covered patio in the rear of the dwelling over a portion of an existing patio to provide a covered area with a small sitting area, tv, and gas fireplace. The remaining existing paver patio will have an outdoor kitchen and dining table contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 12.04F1 where the building coverage permitted is 20% / 1,874 SF, existing is 19.2% / 1,805 SF, and proposed is 22 % / 2,066 SF.
120-Day decision is 12/13/2023

*Next BOA hearing: *Special Hearing via Zoom, November 20, 2023*