

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT
AGENDA
December 13, 2021

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: November 13, 2021

ADOPTION OF RESOLUTIONS: November 13, 2021

EXTENSION OF TIME:

Nida & Lucas Thorson, 827 Coleman Place

Applicant is requesting a one-year extension of previous approval.

APPEALS: Carried From: November 13, 2021

Elite Performance LLC, 918 South Avenue West

4/8/2021

Applicant is seeking approval to construct an addition to an existing business contrary to Section 11.28E1, 11.28E2, 12.04E3, 17.02C5, 17.05B and 17.10C of the Land Use Ordinance.

Ordinance requires a minimum front yard setback of 40feet. Proposed is 23.46 feet. Ordinance

requires a minimum side yard setback of 10 feet. Proposed is 4.55 feet. Ordinance requires a

maximum floor area ratio of 50%/5,000 square feet. Proposed is 60.83%/6,083 square feet.

Ordinance requires a minimum number of parking spaces for medical office of 13 spaces.

Proposed are 5 spaces. Ordinance requires a minimum driveway width of 20 feet. Proposed is

12 feet. Ordinance requires the maximum illumination at the property line to be .3 footcandle.

Proposed is .5 footcandle. **Application deemed completed May 11, 2021. 120-day decision**

date is September 8, 2021.

Benjamin Leavitt, 544 Coddling Road

7/19/21

Applicant is seeking approval to replace and enlarge existing patio area and add an inground swimming pool contrary to the following sections of the Westfield Land Use Ordinance: Section

13.02D.3 which requires a minimum side/rear setback of 15 feet. Proposed is 6 feet from rear

property line; Section 12.04F.1 which requires a maximum coverage by buildings & above

ground structures to be 20% and 1,320 square feet. Proposed is 21.4% and 1,413 square feet;

Section 12.04G which requires maximum coverage by improvements permitted at 50% and

3,300 square feet. Proposed is 55.4% and 3,656 square feet. **Application deemed complete on**

September 22, 2021. 120-day decision date is January 19, 2022.

NEW APPEALS:

Daniel & Lisa Jemal, 16 Breeze Knoll Drive

7/23/21

Applicant is seeking approval to construct a detached single car garage contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04.F.2 which allows building coverage permitted 20% not to exceed 3,600 SF. Proposed is 17.9% and 3,971 SF; Section 12.04.G where lot coverage permitted is 40% not to exceed 7,200 SF. Proposed is 46.3% and 10,279 SF; Section 13.02.D.5 where permitted is 6' solid fence and proposed February 22, 2022. is utilizing an existing 6' open style fence. **Application deemed complete October 22, 2021. 120-day decision date is February 22, 2022.**

David Kaufman & Diana Chan, 827 Clark Street

9/13/21

Applicant is seeking approval to construct a two-story addition contrary to the following section of the Westfield Land Use Ordinance: Section 11.09 E.6 which allows a corner side yard setback of 20 feet and proposed is 15.5 ft. **Application deemed complete November 3, 2021. 120-day decision date is March 3, 2022.**

Little Bear Builders, LLC, 1132 Prospect Street

9/23/21

Applicant is seeking approval to construct a single-family dwelling contrary to the following section of the Westfield Land Use Ordinance: Section 11.05 E.5 which allows a front yard setback of 60.1 FT. Proposed is 41.71 FT. **Application deemed complete November 5, 2021. 120-day decision date is March 5, 2022.**

Ross Goldstein, 212 Benson Place

10/4/21

Applicant is seeking approval to construct a front porch addition and a larger master suite on the second floor as well as a side stoop addition and first floor remodel contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E-5 where minimum front yard setback permitted is 40' and 31'2" is proposed; and Section 11.09E-6 where minimum side yard setback permitted is 10' and proposed is 9.69'. **Application deemed complete November 15, 2021. 120-day decision date is March 15, 2022.**

Carried to 1/5/22

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.**