

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

AGENDA
February 8, 2021
Revised February 5, 2021

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: January 11, 2021

ADOPTION OF RESOLUTIONS: January 11, 2021

ANNOUNCEMENT:

The following applications have been carried to the March 8, 2021, meeting:

Kenneth & Nancy Leonard, 206 Dickson Drive
Monica Alvarez & Alvaro Quintana, 158 North Euclid Avenue
Lisa Varandas, 120 Wychwood Rd

The following application has been withdrawn:

Francis Scott Ferraro, 712 Oak Avenue

CARRIED FROM JANUARY 11, 2021:

Carried to March 8, 2021

Kenneth & Nancy Leonard, 206 Dickson Drive

9/11/2020

Applicant is seeking approval to widen the driveway contrary to Section 17.05A of the Land Use Ordinance. Ordinance allows a maximum driveway width of 24 feet. Proposed is 33 feet at the house. **Application deemed complete on November 9, 2020. 120 day decision date is March 9, 2021.**

Christine Escribano, 415 Mountain Avenue

8/27/2020

Applicant is seeking approval to construct a driveway turnaround, patio expansion, and a front and rear porch addition contrary to Section 12.03D, 13.02I, 12.04G, 12.04F1, 17.05A of the Land Use Ordinance. Ordinance requires a minimum front yard setback of 25 feet. Proposed is 18.04 feet. Ordinance allows a maximum building coverage of 20%. Proposed is 21.39%. Ordinance allows a maximum improvement coverage of 50%. Proposed is 52.7%. Ordinance allows a maximum driveway width of the 24 feet. Proposed is 28.6 feet. **Application deemed complete on November 10, 2020. 120 day decision date is March 10, 2021.**

Carried to March 8, 2021

Monica Alvarez & Alvaro Quintana, 158 North Euclid Avenue 10/1/2020

Applicants are seeking approval to construct an addition contrary to Section 11.08E6 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed setbacks are 7.6 feet/11.5 feet. **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

Neil Dias, 1416 Boulevard 10/13/2020

Applicant is seeking approval to construct a new deck contrary to Section 12.04F2 of the Land Use Ordinance. Ordinance allows maximum coverage by decks of 2% (400 square feet). Proposed is 5% (300 square feet). **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

Howard & Nadine Mandel, 25 North Wickom Drive 10/14/2020

Applicants are seeking approval for a shed and basketball backboard contrary to Section 13.02F1, 13.02F3, 12.04F1 of the Land Use Ordinance. Ordinance allows a basketball backboard in the rear yard only. Proposed is the street side yard. Ordinance requires a minimum setback of 15 feet for game courts. Proposed is 6 feet. Ordinance allows a maximum building coverage of 20%. Proposed is 21.2%. **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

Stephanie Nash, 237 Munsee Way 10/14/2020

Applicant is seeking approval to construct an inground swimming pool and a cabana contrary to Section 12.04G of the Land Use Ordinance. Ordinance allows a maximum coverage by improvements of 30% (8,000 square feet). Proposed is 34.38% (9,130 square feet). **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

David & Amy Nathanson, 1 Breeze Knoll Drive 10/7/2020

Applicants are seeking approval to construct a two-story addition at the rear of the existing three-car garage contrary to Section 12.04G and 11.04E13 of the Land Use Ordinance. Ordinance allows maximum improvement coverage of 30% (8,000 square feet). Proposed is 34.5% (11,877.2 square feet). Ordinance allows a maximum building mass at the side yard of 25 feet. Proposed is +/-50 feet. **Application deemed complete on November 30, 2020. 120 day decision date is March 30, 2021.**

Daniel Jemal, 16 Breeze Knoll Drive 10/16/2020

Applicant is seeking approval to install an inground pool and a six-foot open fence contrary to Section 12.04G and 12.07C of the Land Use Ordinance. Ordinance allows a maximum improvement coverage of 40% (7,200 square feet). Proposed is 48.4% (10,733.5 square feet). Ordinance requires a pool to be enclosed by a solid fence not less than 6 feet tall. Proposed is a 6-foot open style fence. **Application deemed complete on November 30, 2020. 120 day decision date is March 30, 2021.**

Cara Tabatchnick, 1000 Wychwood Road

10/20/2020

Applicant is seeking approval to install a generator contrary to Section 13.02I13 of the Land Use Ordinance. Ordinance does not allow generators to be located in the front or street side yard.

Proposed is a generator located in the street side yard. **Application deemed complete on December 3, 2020. 120 day decision date is April 2, 2021.**

Alex Mednick & Allison Stone, 621 Short Hills Court

10/22/2020

Applicants are seeking approval to install a 6-foot fence contrary to Section 12.07C of the Land Use Ordinance. Ordinance allows a maximum fence height of 4 feet. Proposed is 6 feet.

Application deemed complete December 4, 2020. 120 day decision date is April 3, 2021.

Pawel Kierzkowski, 171 Tudor Oval

10/23/2020

Applicant is seeking approval to install a six-foot fence and an inground swimming pool in the front yard contrary to Section 12.07C and 13.02D3 of the Land Use Ordinance. Ordinance allows a maximum fence height and above grade wall height of four feet in the front yard.

Proposed is 6 feet. Ordinance requires a swimming pool to be located in the rear yard. Proposed is the front yard. **Application deemed complete December 4, 2020. 120 day decision date is April 3, 2021.**

Thomas Sevchuk, 888 Winyah Avenue

11/14/2020

Applicants is seeking approval to construct an addition contrary to Section 11.06E6, 11.06E14, 12.04F1 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 12.6 feet. Proposed is 8.6 feet. Ordinance requires a 2-car garage. Proposed is a one-car garage.

Ordinance allows a maximum building coverage of 20%. Proposed is 21.3%. **Application deemed complete December 17, 2020. 120 day decision date is April 16, 2021.**

NEW APPEALS:

Carried to March 8, 2021

Lisa Varandas, 120 Wychwood Rd

12/3/2020

Applicant is appealing the administrative officer's decision to deny zoning approval for a construction permit for a new home on that property. **The Board needs to render a decision by April 2, 2021.**