

**TOWN OF WESTFIELD**  
**BOARD OF ADJUSTMENT**

**AGENDA**  
**April 12, 2021**  
**Revised April 9, 2021**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STATEMENT BY THE CHAIRMAN**

**APPROVAL OF MINUTES:** February 18, 2021 & March 8, 2021

**ADOPTION OF RESOLUTIONS:** February 18, 2021 & March 8, 2021

**ANNOUNCEMENT:**

The following application has been withdrawn:

**Kenneth & Nancy Leonard, 206 Dickson Drive**

The following application has been carried to the May 10, 2021 meeting:

**Gilberto Arroyo, 230 Elizabeth Avenue**

**CARRIED FROM MARCH 8, 2021:**

<b>Withdrawn</b>
<b>Kenneth &amp; Nancy Leonard, 206 Dickson Drive</b> <span style="float:right">9/11/2020</span>
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. <b>Application deemed complete on November 9, 2020. 120 day decision date is March 9, 2021.</b>

**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.**

**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.**

**Alyssa Stanek, 251 East Dudley Avenue**

11/16/2020

Applicant is seeking approval to construct an inground swimming pool and a patio contrary to Section 12.04G of the Land Use Ordinance. Ordinance allows a maximum coverage by improvements of 20%. Proposed is 27.2%. **Application deemed complete December 28, 2020. 120 day decision date is April 27, 2021.**

**Carried to May 10, 2021**

**Gilberto Arroyo, 230 Elizabeth Avenue**

9/9/2020

Applicant is seeking approval to construct an addition to the rear, front and side of the home contrary to Section 12.04F1, 11.08E5, 11.08E6, 11.08E7, 12.04E, 11.08E13/2.11G, 11.08E14 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 31.3%. Ordinance requires a front yard setback of 42 feet 6 inches. Proposed is 22 feet 4 inches. Ordinance allows a maximum floor area ratio of 37%. Proposed is 51%. Ordinance requires a minimum rear yard setback of 35 feet. Proposed is 26 feet 9 inches. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 6.67 feet and 4.9 feet. Ordinance allow a maximum continuous wall length of 25 feet. Proposed is 38 feet and 39 feet. Ordinance requires an attached front facing garage to have a minimum offset of 2 feet behind the main façade. Proposed is 1 foot 6 inches. **Application deemed complete February 16, 2021. 120 day decision date is June 16, 2021.**

**NEW APPEALS:**

**Madeline Lee, 59 Michael Drive**

2/8/2021

Applicant is seeking approval to install solar panels on the front roof façade contrary to Section 13.07E2d of the Land Use Ordinance. Ordinance allows front facing solar energy systems if the applicant provides certification there is not any other installation other than a front facing surface which will generate an SPR of 1. Proposed are front and rear facing solar energy panels. **Application deemed complete February 22, 2021. 120 day decision date is June 22, 2021.**

**Joao Goncalves, 319 Elizabeth Avenue**

12/29/2020

Applicant is seeking approval to install a six-foot fence in the street side yard contrary to Section 12.07C of the Land Use Ordinance. Ordinance allows a maximum fence height of four feet in the street side yard. Proposed is 6 feet. **Application deemed complete on March 4, 2021. 120 day decision date is July 2, 2021.**

**Michael Guernsey, 154 Harrison Avenue**

1/21/2021

Applicant is seeking approval of a side yard setback for an inground pool contrary to Section 13.02D3 of the Land Use Ordinance. Ordinance requires a minimum side yard setback for an inground pool of 15 feet. Proposed is 13.8 feet. **Application deemed complete on March 4, 2021. 120 day decision date is July 2, 2021.**

**Maureen Higgins, 526 Hanford Place**

1/14/2021

Applicant is seeking approval to construct an inground swimming pool and expanded patio contrary to Section 12.04G and 11.09E14 of the Land Use Ordinance. Ordinance requires a one car garage. Proposed is no garage. Ordinance allows a maximum coverage by improvements of 50%. Proposed is 53.6%. **Application deemed completed March 4, 2021. 120 day decision date is July 2, 2021.**