

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT

AGENDA

July 12, 2021

PLEDGE OF ALLEGIANCE

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: June 14, 2021 & June 22, 2021

ADOPTION OF RESOLUTIONS: June 14, 2021 & June 22, 2021

CARRIED FROM June 14, 2021 & June 22, 2021:

1929 Central Avenue, LLC., 1929 Central Avenue

2/24/2020

Applicant is seeking approval to construct an addition contrary to Section 12.04E, 11.09E5, 12.04F1, 12.03C, 11.09E7 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 25%. Ordinance allows a maximum floor area ratio of 37%. Proposed is 39%. Ordinance requires a minimum front yard setback of 40 feet. Proposed 35.2 feet. Ordinance requires a minimum street side yard setback of 20 feet. Proposed is 14 feet 5 inches. Ordinance requires a minimum rear yard setback of 35 feet. Proposed 22 feet 2 inches. **Application deemed completed March 25, 2021. 120-day decision date is July 23, 2021.**

Stephen Squeri, 801 Lenape Trail

2/3/2021

Applicant is seeking approval to construct an in-ground swimming pool and at grade patio contrary to Section 12.04G of the Land Use Ordinance. Ordinance requires a maximum coverage by improvements of 40% but not above 7,200 square feet proposed is 45.2%/10,205 square feet. **Application deemed completed March 31, 2021. 120-day decision date is July 29, 2021.**

Nick Boccagna, 765 First Street

1/26/2021

Applicant is seeking approval to construct an addition to the second floor of an existing single family home contrary to Section 11.09E6 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 6 feet. **Application deemed completed March 31, 2021. 120 day decision date is July 29, 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 is 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.**

NEW APPEALS:

John Mirrione, 124 Livingston Street

4/6/2021

Applicant is seeking approval to construct an addition to the rear of an existing single-family home contrary to Section 11.12E6, 11.12E13, 11.12E14 and 12.04F of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet proposed is 3.6 feet. Ordinance requires a maximum continuous wall length at zoning side yards of 25 feet. Proposed is 57.33 feet. Ordinance requires a minimum garage space of one car. There is no garage space proposed. Ordinance requires a maximum coverage by buildings and above-grade structures of 20% but not above 3,600 square feet. Proposed is 26.6%/1,118 square feet.

Application deemed completed May 14, 2021. 120-day decision date is September 11, 2021.

Kathleen Shannon, 420 Birch Avenue

4/5/2021

Applicant is seeking approval to construct an elevator to the rear of the home contrary to Section 12.04E and 12.04F of the Land Use Ordinance. Ordinance requires a maximum floor area ratio of 32% but not above 3,600 square feet. Proposed is 32.43%/3,405 square feet. Ordinance requires maximum coverage by buildings and above grade structures of 20% but not above 3,600 square feet. Proposed is 20.84%/2,188 square feet. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

Leo and Hannah Rodriguez, 128 Florence Avenue

1/26/21

Applicant is seeking approval to construct a front porch to an existing home contrary to Section 11.09E5, 11.09E6, 12.04E1, 12.04E3 and 12.04G of the Land Use Ordinance. Ordinance requires a front yard to conform to the average front yard setback. Proposed is 14.75 feet. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 5.91 feet. Ordinance requires a maximum coverage of buildings and above grade structures of 20% but not above 3,600 square feet. Proposed is 21.8%. Ordinance requires a maximum of coverage by buildings and above grade structures with ingress/egress platforms, porches and decks of 4% but not above 420 square feet. Proposed is 4.4%/254 square feet. Ordinance requires a maximum of coverage by improvements of 50% but not above 6,400 square feet. Proposed is 51.9%/3,023 square feet. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

Xiaoyan Zhuang, 811 Grant Avenue

4/6/2021

Applicant is seeking approval to construct a one-story addition on the front of the home contrary to Section 12.03C, D & E, 12.04F1 and 12.04E1 of the Land Use Ordinance. Ordinance requires a minimum front yard setback of 25 feet. Proposed is 22 feet 1 inch. Ordinance requires a maximum coverage by buildings and above grade structures of 20% but not above 3,600 square feet. Proposed is 23.36%. Ordinance requires a maximum floor area ratio of 37% but not above

3,200 square feet. Proposed is 38.82%. **Application deemed completed June 8, 2021. 120-day decision date is October 6, 2021.**

Brett and Tony Ann Ferry, 646 Fourth Avenue

5/3/2021

Applicant is seeking approval to construct an inground pool and accessory patio contrary to Section 11.07E14 and 12.04G of the Land Use Ordinance. Ordinance requires a minimum garage space of one. Proposed is 0. Ordinance requires a maximum coverage by improvements of 50% but not above 6,400 square feet. Proposed is 76.8%/5,851 square feet. Ordinance requires a maximum floor area ratio of 37% but not above 3,200 square feet. **Application deemed completed June 16, 2021. 120-day decision date is October 14, 2021.**