

**TOWN OF WESTFIELD
PLANNING BOARD AGENDA
September 7, 2022
7:30 pm REGULAR MEETING**

I. ROLL CALL

II. STATEMENT BY THE CHAIRMAN

III. APPROVAL OF MINUTES: August 1, 2022

IV. APPROVAL OF RESOLUTIONS:

- PB 22-11, Ferris Place 201 and 215 Prospect Street; 112 Ferris Place, Block: 2504, Lots: 12,13,14

V. NEW APPEALS:

To be carried to October 3, 2022 meeting of the Board

PB 22-14

The Lenox House, LLC, 227 Lenox Avenue, Block 3107, Lot 9

Applicant is seeking preliminary and final major site plan and variance approvals to upgrade the structure and grounds including converting the building from commercial use to mixed-commercial and residential use with ground-floor office space and total of two apartments, and modify existing parking area.

PB 22-9

Luxe Development of NJ, LLC, 415-427 South Avenue West, Block: 3003 Lots: 3, 4, 5 & 6

Applicant is seeking preliminary and major site plan and variance approvals to construct a new mixed-use structure and parking area. New building to have commercial on first floor and a total of 20 apartments on the second and third floors.

VI. OTHER BUSINESS: None

VII. PENDING APPLICATIONS:

APPLICATION NUMBER	ADDRESS	APPLICATION TYPE	DESCRIPTION	STATUS
PB 22-10	450 Springfield Ave	Minor Subdivision	Applicant is seeking to subdivide an existing lot into two. The property once consisted to two lots, but were merged in the past by the Tax Assessor by matter of law.	Deemed incomplete in 6/28/2022. Awaiting resubmission.