

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, September 12, 2022
7:30 pm REGULAR MEETING

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

| | | |
|----------------------|---------------------------|--------------------|
| Mr. Fusaro (Chair) | Mr. Masciale (Vice-chair) | Ms. Molnar |
| Ms. Pavon | Mr. Sontz | Ms. Ms. Hroblak |
| Mr. Cohen | Mr. Gelinias (Alt. 1) | Mr. Reisen (Alt.2) |
| Ms. Razin (Bd. Atty) | | |

III. STATEMENT BY THE CHAIRMAN

IV. APPROVAL OF MINUTES: August 9, 2022

V. ADOPTION OF RESOLUTIONS:

ZBA 21-077, Dr. & Mrs. Freeman - 315 Wychwood Road

VI. APPLICATION CARRIED from July 11, 2022:

ZBA 21-036

Bohdan and Olena Kiyko - 935 Cleveland Avenue, Block: 703 Lot: 11

Applicant is seeking approval to construct a one-story addition contrary to the Westfield Land Use Ordinance: Section 12.04F1 where maximum building coverage permitted is 20% not to exceed 3600 SF and proposed is 23% and 1,385 SF; Section 12.04E1 where maximum FAR permitted is 37% but not more than 3200 SF and proposed is 39.9% or 2407 SF; and Section 12.03D where a 25.42 front yard setback is required and 25 feet is proposed. **Application deemed complete April 27, 2022. 120- day decision is August 19, 2022.**

VII. APPLICATIONS CARRIED from August 9, 2022

ZBA 21-065 Leticia Burgoon - 308 Hyslip Avenue, Block: 2803 Lot: 3

Applicant is seeking approval to build a rear yard deck contrary to the Westfield Land Use Ordinance: Section 12.04F1 where maximum building coverage permitted is 20% not to exceed 3600 SF and proposed is 23.8%; Section 12.04F2 where the limited increase in coverage permitted for decks is 2% not to exceed 400 SF and proposed is 7% and 442 SF; Section 12.04F2C where building coverage in combination with a deck should not exceed 22 % and 30.8 % is proposed ; and Section 12.4G where improvement coverage permitted is 50% not to exceed 6400 SF and proposed is 59.8%. **Application deemed complete April 21, 2022. 120- day decision is August 19, 2022.**

ZBA 22-006, Kai Chung Ho - 732 Tamaques Way, Block: 5402 Lot: 9

Applicant is seeking approval for additions and renovations to include a new 1 car garage, mudroom & family room at ground floor. New patio, porch & deck modifications at 1st floor. New balcony & master bedroom suite addition at 2nd floor. Misc. interior renovations and misc. exterior finish upgrades such as siding, windows, roofing contrary to the Westfield Land Use Ordinance: Section 11.07E5 where front yard setback permitted is 40' and proposed is 31.5"; and Section 11.07E14 where garage façade setback permitted is 2' and proposed is 0'. **Application deemed complete April 27, 2022. 120- day decision is August 25, 2022.**

ZBA 22-013, Mark Cassidy - 110 Hamilton Avenue, Block: 306 Lot: 65

Applicant is seeking approval to construct a front porch addition across the front of the existing house as well as a dormer addition to the attic to add two bedrooms and a bathroom contrary to the Westfield Land Use Ordinance: Section 11.10E5 where minimum front yard setback permitted is 38.9' and proposed is 35.2'; and Section 11.10E14 where minimum garage space permitted is 2 and proposed is 1. **Application deemed complete May 5, 2022. 120- day decision is September 2, 2022.**

ZBA 21-059, Brian O'Connor - 322 Park Street, Block: 3008 Lot: 17

Applicant is seeking approval to construct a 2 ½ story addition contrary to the Westfield Land Use Ordinance: Section 11.12E14 where minimum garage space permitted is a 1 car garage and proposed is none. **Application deemed complete May 6, 2022. 120- day decision is September 3, 2022.**

ZBA 22-011, Anthony Cuomo - 851 Carleton Road, Block: 4801 Lot: 63

Applicant is seeking approval to construct a 3rd story addition to the existing home contrary to the Westfield Land Use Ordinance: Section 11.07E12 where maximum eave height permitted is 22' and proposed is 26'11"; Section 11.07E06 where maximum side yard permitted is 10' and proposed is 9.7'; and Section 11.07E08 where maximum story height permitted is 2.5 stories and proposed is 3 stories. **Application deemed complete May 9, 2022. 120- day decision is September 6, 2022.**

ZBA 22-007, Anirban Chakravarty - 8 Doris Parkway, Block: 4701 Lot: 3

Applicant is seeking approval to renovate the 1st floor and construct a 2nd floor addition towards the rear side yard contrary to the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side yard setback permitted is 10' and proposed is 6.5'; and Section 2.11G where the maximum continuous wall length at zoning side yard permitted is 25' and proposed is 28.10'. **Application deemed complete May 9, 2022. 120- day decision is September 6, 2022.**

VIII. NEW APPEALS:

ZBA 22- 014

Steven Seperson & Melissa Gluck - 706 Embree Crescent, Block: 707 Lot: 1

Applicant is seeking approval to locate a generator on their property contrary to Westfield Land Use Ordinance Section 13.02I13 where generators shall not be located within a front or street side yard and a street side yard location is proposed. **Application deemed complete on 5/15/22. 120 day-decision date is September 12, 2022.**

ZBA 22-016

Michael Moriarty, 318 Belmar Place – Block: 5013 Lot: 7

Applicant is seeking approval to add a new second floor to an existing cape cod home above the existing first floor footprint contrary to the Westfield Land Use Ordinance: Section 11.09E5 where the minimum street side yard setback required is 20’ and proposed is 15.13’; and Section 11.09E6 where the minimum side yard setback required is 10’ and proposed is 8.9’. **Application deemed complete on 5/20/22. 120 day-decision date is September 17, 2022.**