

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, September 19, 2022
7:30 pm SPECIAL 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: N/A

V. ADOPTION OF RESOLUTIONS:

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

VI. APPLICATION CARRIED from 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.**

VII. NEW APPEALS:

ZBA 22-012

Kevin & Jillanne McKeown - 1907 Grandview Avenue, Block: 5705 Lot: 7

Applicant is seeking approval to add a small front porch contrary to the Westfield Land Use Ordinance: Section 11.09E5 where the front yard setback required is 26.91’ and proposed is 23.68’; Section 11.09E6 where the minimum side yard setback required is 10’ and proposed is 9.86’; and Section 11.09E14 where a minimum 1 car garage is required and none are proposed. **Application deemed complete on 6/3/22. 120 day-decision date is October 1, 2022.**

ZBA 22-017**Rebecca and Jayson Karen - 1605 Boulevard, Block: 5612 Lot: 16**

Applicant is seeking approval to expand the second floor in the front of the existing home, add a new roof and attic onto the entire house, and add a roof portico over the existing front stoop contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side yard setback required is 10' and proposed is 8.37' / 9.39' (unchanged); Section 12.03D where the front yard setback required is 30.18' and proposed is 26.18'; Section 2.11G where the maximum building mass at zoning side yard permitted is 25' and proposed is 35.8' (unchanged) ; and Section 11.09E4 where a minimum 1 car garage is required and none are proposed. **Application deemed complete on 6/6/22. 120 day-decision date is October 4, 2022.**

ZBA 22-019**Joseph & Lauren Benanti - 519 Alden Avenue, Block: 1107 Lot: 10**

Applicant is seeking approval to construct a ground floor addition at the rear northeast corner for a mud room/ laundry room and new rear entrance; and a second floor addition at the west side to add a master bath and closet above an existing den contrary to the following sections of the Westfield Land Use Ordinance: Section 11.06E6 where the minimum side yard setback (both east & west side) required is 12.5' and proposed is 10.1' on the west side and 10.2 feet on the east side; Section 12.04F1 where the maximum building coverage permitted is 20 % / 2,134 SF and proposed is 21.56 % / 2,300 SF; Section 2.11G where a maximum continuous wall length of 25' is permitted and 44 feet 9 inches is proposed. **Application deemed complete on 6/8/22. 120 day-decision date is October 6, 2022.**

ZBA 22-018**Amit & Dipti Patel - 521 Kimball Avenue, Block: 1208 Lot: 15**

Applicant is seeking approval to construct an outdoor pergola which includes a patio and outdoor kitchen contrary to the following section (s) of the Westfield Land Use Ordinance: Section 12.04F1 where maximum coverage by buildings and above grade structures permitted is 20% / not above 3600SF and proposed is 24.2%. **Application deemed complete on 6/13/22. 120 day-decision date is October 11, 2022.**