

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Wednesday, October 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. Hroblak
Ms. Mr. Cohen	Mr. Gelinias (Alt.1)	Mr. Reisen (Alt.2)
Ms. Razin (Bd. Atty)		

III. STATEMENT BY THE CHAIRMAN

IV. APPROVAL OF MINUTES: September 12, 2022

V. ADOPTION OF RESOLUTIONS:

- ZBA 21-065 Leticia Burgoon – 308 Hyslip Avenue
- ZBA 22-006 Kai Chung Ho – 732 Tamaques Way
- ZBA 22-013 Mark Cassidy – 110 Hamilton Avenue
- ZBA 21-059 Brian O’Connor – 322 Park Street
- ZBA 22-011 Anthony Cuomo – 851 Carleton Road
- ZBA 22-007 Anirban Chakravarty – Doris Parkway
- ZBA 22-014 Steven Seperson & Melissa Gluck – 706 Embree Crescent
- ZBA 22-016 Michael Moriarty – 318 Belmar Place
- ZBA 22-012 Kevin & Jillanne McKeown - 1907 Grandview Avenue
- ZBA 22-017 Rebecca & Jayson Karen - 1605 Boulevard
- ZBA 22-018 Amit & Dipti Patel – 521 Kimball Avenue

VI. APPEALS CARRIED TO: November 14, 2022

ZBA 22-021, Maite-Quinn-Richards, 711 Austin Street. Block: 2815 Lot: 27

The applicant is seeking approval to construct 1 and 2 story additions at the side of the house as well as renovations and removal of the existing storage shed contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04F1 where the maximum permitted coverage by buildings and above grade structures is 20% and proposed is 24.03%; Section 12.04F3 where the maximum permitted coverage by buildings and above grade structures with a porch and ingress and egress platforms is 24% and proposed is 28.13%; Section 11.09E6 where the minimum side yard setback required is 10 feet and proposed is 8 feet; and Section 12.04E1 where the maximum permitted floor area ratio is 37% and proposed is 38.41%.

Application deemed complete July 17, 2022. 120- day decision is November 14, 2022.

ZBA 22-023, Edward McGovern IV, 326 Benson Place, Block: 3408 Lot: 3

Applicant is seeking approval to construct a front porch, dormer additions to the attic floor, second floor additions on the front and rear of the home, and a one story addition at the first floor at the front contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E5 in that the minimum front yard setback required is 33 feet 4 inches and proposed is 23

feet 9 inches, Section 11.09E6 in that the minimum side yard setback required is 10 feet and proposed is 6 feet 1 inch, Section 11.09E8 in that the maximum building height permitted is 32 feet/2.5 stories and proposed is 32 feet 5 inches/4stories, Section 11.09E12 in that the maximum eave height permitted is 22 feet and proposed is 23 feet 10 inches, Section 11.09E13 in that the maximum continuous length for building walls at a side yard property line is 25 feet and proposed is 40 feet 4 inches, and Section 12.04F1 where the maximum permitted coverage by buildings and above grade structures is 20% and proposed is 20.97%

Application deemed complete July 26 2022. 120- day decision is November 23, 2022.

VII. APPLICATIONS CARRIED FROM:

ZBA 21-036 (Carried from July 9, 2022 & September 12, 2022)

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.

ZBA 22-019 (Carried from September 19, 2022)

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.

VIII. NEW APPEALS:

ZBA 22-022, John Launchi, 640 Maple Street, Block: 2301 Lot: 27

The applicant is seeking approval to construct a two-story addition at the rear of the house; open an existing sun porch to be a sitting porch; and add a rear stoop contrary to the following sections of the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side yard setback required is 10 feet and proposed is 9.5 feet one side and 6.8 feet on the other side; Section 12.04F1 where the maximum permitted coverage by buildings and above grade structures is 20% and proposed is 22.3%; Section 12.04F3 where the maximum permitted coverage by buildings and above grade structures with a porch and ingress and egress platforms is 24% and proposed is 26.2%; and Section 11.09E12 where the maximum eave height permitted is 22 feet and proposed is 22 feet 4 inches.

Application deemed complete July 17, 2022. 120- day decision is November 14, 2022.