

**TOWN OF WESTFIELD**  
**BOARD OF ADJUSTMENT**

**AGENDA**

**January 11, 2021**

**Revised January 5, 2021**

**7:30pm**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STATEMENT BY THE CHAIRMAN**

**APPROVAL OF MINUTES:** December 14, 2020

**ADOPTION OF RESOLUTIONS:** December 14, 2020

**ANNOUNCEMENT:**

The following applications have been carried to the February 8, 2021, meeting:

**Francis Scott Ferraro, 712 Oak Avenue**  
**Monica Alvarez & Alvaro Quintana, 158 North Euclid Avenue**  
**Howard & Nadine Mandel, 25 North Wickom Drive**

The following application has been withdrawn:

**Alexander & Annemarie Lawrence, 29 Moss Avenue**

**EXTENSION OF TIME:**

**Ryan & Lori Spector, 132 Marlboro Street**  
Applicant is requesting a one-year extension of previous approval.

**CARRIED FROM DECEMBER 14, 2020:**

**Carried to February 8, 2021**

**Francis Scott Ferraro, 712 Oak Avenue**

8/13/2020

Applicant is seeking approval to construct a deck contrary to Section 12.04F1, 12.04F3, 13.02C2 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20% with an extra allowed coverage of 4%, not to exceed 400 square feet for front porches and decks, for a total allowed coverage of 24%. Proposed is a building coverage of 30% with an area of 696 square feet for the front porch and deck. Ordinance requires a side yard setback equal to or greater than the required setback for the principal structure, which is 10 feet. Proposed is 7.5 feet. **Application deemed complete on October 23, 2020. 120 day decision date is February 20, 2021.**

**Matt & Julie Sachs, 24 Hawthorn Drive**

8/20/2020

Applicants are seeking approval to construct an addition contrary to Section 11.06E7, 11.06E5, 12.04F1, 12.04E1 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 21.94%. Ordinance requires a minimum rear yard setback of 35 feet. Proposed is 19 feet. Ordinance requires a minimum street side yard setback of 20 feet. Proposed is 14.4 feet. Ordinance allows a maximum floor area ratio of 32% (3,600 square feet). Proposed is 36.25% (3,727 square feet). **Application deemed complete on October 26, 2020. 120 day decision date is February 23, 2021.**

**Evan Molloy, 846 Cedar Terrace**

8/27/2020

Applicant is seeking approval to construct an addition contrary to Section 11.08E6 and 12.04F1 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 21.81%. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 6.56 feet. **Application deemed complete on October 26, 2020. 120 day decision date is February 23, 2021.**

**Jeffrey Singer, 1141 Tice Place**

9/18/2020

Applicant is seeking approval to construct a patio and outdoor kitchen contrary to Section 12.04F1, 12.04F2, 12.04F3 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20% (3,600 square feet). Proposed is 20.2% (2,398 square feet). Ordinance allows an additional coverage by a deck of 2%, but not above 400 square feet. Proposed is 5.18%/615 square feet. Ordinance allows a maximum building coverage with a deck and porch of 24%, not to exceed 420 square feet. Proposed is 26.31%, 749 square feet. **Application deemed complete on November 5, 2020. 120 day decision date is March 5, 2021.**

**Kenneth & Nancy Leonard, 206 Dickson Drive**

9/11/2020

Applicant is seeking approval to widen the driveway contrary to Section 17.05A of the Land Use Ordinance. Ordinance allows a maximum driveway width of 24 feet. Proposed is 33 feet at the house. **Application deemed complete on November 9, 2020. 120 day decision date is March 9, 2021.**

**Simon Block, 527 Coleman Place**

8/13/2020

Applicant is seeking approval to construct a garage contrary to Section 13.01GA, 12.04F1, 12.04G of the Land Use Ordinance. Ordinance requires a minimum rear yard setback for an accessory structure of 5 feet. Proposed is 0.9 feet. Ordinance allows a maximum building coverage of 20%. Proposed is 30.89%. Ordinance allows a maximum improvement coverage of 50%. Proposed is 56.60%. **Application deemed complete on November 10, 2020. 120 day decision date is March 10, 2021.**

**Christine Escribano, 415 Mountain Avenue**

8/27/2020

Applicant is seeking approval to construct a driveway turnaround, patio expansion, and a front and rear porch addition contrary to Section 12.03D, 13.02I, 12.04G, 12.04F1, 17.05A of the Land Use Ordinance. Ordinance requires a minimum front yard setback of 25 feet. Proposed is 16.15 feet. Ordinance allows a maximum building coverage of 20%. Proposed is 21.39%. Ordinance allows a maximum improvement coverage of 50%. Proposed is 57.2%. Ordinance requires a minimum setback of 5 feet for a patio. Proposed is 2.5 feet. Ordinance allows a

maximum driveway width of the 24 feet. Proposed is 31 feet. **Application deemed complete on November 10, 2020. 120 day decision date is March 10, 2021.**

**NEW APPEALS:**

<b>Carried to February 8, 2021</b>
<b>Monica Alvarez &amp; Alvaro Quintana, 158 North Euclid Avenue</b> 10/1/2020
Applicants are seeking approval to construct an addition contrary to Section 11.08E6 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed setbacks are 7.6 feet/11.5 feet. <b>Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.</b>

**Neil Dias, 1416 Boulevard** 10/13/2020  
Applicant is seeking approval to construct a new deck contrary to Section 12.04F2 of the Land Use Ordinance. Ordinance allows maximum coverage by decks of 2% (400 square feet). Proposed is 5% (300 square feet). **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

<b>Carried to February 8, 2021</b>
<b>Howard &amp; Nadine Mandel, 25 North Wickom Drive</b> 10/14/2020
Applicants are seeking approval for a shed and basketball backboard contrary to Section 13.02F1, 13.02F3, 12.04F1 of the Land Use Ordinance. Ordinance allows a basketball backboard in the rear yard only. Proposed is the street side yard. Ordinance requires a minimum setback of 15 feet for game courts. Proposed is 6 feet. Ordinance allows a maximum building coverage of 20%. Proposed is 21.2%. <b>Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.</b>

**Stephanie Nash, 237 Munsee Way** 10/14/2020  
Applicant is seeking approval to construct an inground swimming pool and a cabana contrary to Section 12.04G of the Land Use Ordinance. Ordinance allows a maximum coverage by improvements of 30% (8,000 square feet). Proposed is 34.38% (9,130 square feet). **Application deemed complete on November 24, 2020. 120 day decision date is March 24, 2021.**

**David & Amy Nathanson, 1 Breeze Knoll Drive** 10/7/2020  
Applicants are seeking approval to construct a two-story addition at the rear of the existing three-car garage contrary to Section 12.04G and 11.04E13 of the Land Use Ordinance. Ordinance allows maximum improvement coverage of 30% (8,000 square feet). Proposed is 34.5% (11,877.2 square feet). Ordinance allows a maximum building mass at the side yard of 25 feet. Proposed is +/-50 feet. **Application deemed complete on November 30, 2020. 120 day decision date is March 30, 2021.**

**Daniel Jemal, 16 Breeze Knoll Drive** 10/16/2020  
Applicant is seeking approval to install an inground pool and a six-foot open fence contrary to Section 12.04G and 12.07C of the Land Use Ordinance. Ordinance allows a maximum improvement coverage of 40% (7,200 square feet). Proposed is 48.4% (10,733.5 square feet).

Ordinance requires a pool to be enclosed by a solid fence not less than 6 feet tall. Proposed is a 6-foot open style fence. **Application deemed complete on November 30, 2020. 120 day decision date is March 30, 2021.**

**Cara Tabatchnick, 1000 Wychwood Road**

10/20/2020

Applicant is seeking approval to install a generator contrary to Section 13.02I13 of the Land Use Ordinance. Ordinance does not allow generators to be located in the front or street side yard. Proposed is a generator located in the street side yard. **Application deemed complete on December 3, 2020. 120 day decision date is April 2, 2021.**

**Withdrawn**

**Alexander & Annemarie Lawrence, 29 Moss Avenue**

Applicants are seeking approval to construct an addition contrary to Section 12.04F1 of the Land Use Ordinance. Ordinance allows maximum building coverage of 20% (3,600 square feet). Proposed is 21% (2,356 square feet).

**Alex Mednick & Allison Stone, 621 Short Hills Court**

10/22/2020

Applicants are seeking approval to install a 6-foot fence contrary to Section 12.07C of the Land Use Ordinance. Ordinance allows a maximum fence height of 4 feet. Proposed is 6 feet. **Application deemed complete December 4, 2020. 120 day decision date is April 3, 2021.**

**Pawel Kierzkowski, 171 Tudor Oval**

10/23/2020

Applicant is seeking approval to install a six-foot fence in the front yard contrary to Section 12.07C of the Land Use Ordinance. Ordinance allows a maximum fence height of four feet in the front yard. Proposed is 6 feet. **Application deemed complete December 4, 2020. 120 day decision date is April 3, 2021.**

**Thomas Sevchuk, 888 Winyah Avenue**

11/14/2020

Applicants is seeking approval to construct an addition contrary to Section 11.06E6, 11.06E14, 12.04F1 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 12.6 feet. Proposed is 8.6 feet. Ordinance requires a 2-car garage. Proposed is a one-car garage. Ordinance allows a maximum building coverage of 20%. Proposed is 21.3%. **Application deemed complete December 17, 2020. 120 day decision date is April 16, 2021.**