

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

**February 1, 2021
Revised January 27, 2021**

7:30pm REGULAR MEETING

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: January 6, 2021

APPROVAL OF RESOLUTIONS:

**PB 20-09 Nicole & Barak Ulin, 104 Winchester Way & 101 Barchester Way
Block 5204 Lots 16 & 17**

Applicants sought approval to move the lot line in the rear of both properties to incorporate approximately 400 square feet of lot 16 into lot 17 squaring off both lots. Application approved with conditions.

CARRIED FROM JANUARY 6, 2021:

**PB 20-12 Villane Building & Development, LLC., 412 Palsted Avenue 11/04/2020
Block 2607 Lot 25**

Applicant is proposing to subdivide the property into two lots, demolish the existing single-family home, and construct a new single-family dwelling on each lot contrary to Section 11.12E4 of Land Use Ordinance. Ordinance requires a minimum lot depth of 120 feet. Proposed is 98 feet for lot 25.02. **Application deemed complete December 10, 2020. 120 day decision date is April 9, 2021.**

NEW APPEALS:

None.

OTHER BUSINESS:

Review General Ordinance #2204- An Ordinance Amending the Historic Preservation Ordinance to permit expeditious review of minor work of designated properties in certain circumstances.

Referral from the Historic Preservation Commission for proposed designation of 417 Prospect Street

Master Plan Presentation

Executive Session-Pending Litigation