

**TOWN OF WESTFIELD**  
**BOARD OF ADJUSTMENT AGENDA**  
**Monday, April 10, 2023**  
**7:30 pm REGULAR MEETING**

**I. PLEDGE OF ALLEGIANCE**

**II. ROLL CALL**

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

**III. STATEMENT BY THE CHAIRMAN**

**IV. APPROVAL OF MINUTES:** February 13 & March 13, 2023

**V. ADOPTION OF RESOLUTIONS: March 13, 2023**

ZBA 22-52 – Andrew Wasserman, 471 Channing Ave, Block: 801, Lot: 11  
ZBA 22-047 – Julia Sharma, 12 Mohawk Trail, Block: 5115, Lot: 28.01  
ZBA 22-048 – Garrett & Alyson Vogel, 240 Maryland Street, Block: 5709, Lot: 26

**VI. APPEALS CARRIED TO: May 8, 2023**

**ZBA 22-031** – Megan McCann, 857 Winyah Avenue, Block: 2105 Lot: 21

**VII. APPEALS CARRIED from March 13, 2023:**

**ZBA 22-040 – Paul and Allison Persiani, 239 Scotch Plains Avenue, Block: 2813, Lot: 22**  
Applicant is seeking to construct a second-floor addition. The addition will expand the master bedroom with a walk-in closet and a master bath and is contrary to the following section of the Westfield Land Use Ordinance: Section 11.09E6 where the minimum side yard setback required is 10' and proposed is 9.19'. **120- day decision is April 28, 2023**

## VIII. NEW APPEALS:

### **ZBA 22-049 – Clint & Amanda Rekemeier, 732 Mountain Avenue, Block: 1203, Lot: 22**

Applicants are seeking to replace and expand an existing detached garage in the front yard located at North Chestnut Street contrary to the following sections of the Westfield Land Use Ordinance: Section 13.01E where no accessory buildings are permitted in any front yard/the required front yard setback is 40' and proposed is 29.56' unchanged; and, Section: 17.05A where the driveway width required is 24' and proposed is 36'. **120-day decision is April 28, 2023**

### **ZBA 22-045 – George Lyons, 718 Warren Street, Block: 2814, Lot: 7**

Applicant is seeking to add a second-floor addition over the existing first-floor garage as well as renovating adjacent bedroom space to create a master bedroom suite with a small office loft in the attic contrary to the following section(s) of the Westfield Land Use Ordinance: 12.04F1 where the building coverage permitted is 20% and proposed is 22.45%; and, Section 11.08E6 where the minimum side yard required is 10' and proposed is 8.07'. **120-day decision is April 28, 2023**

### **ZBA 22-044 – Elshiekh Enterprises, 612 Downer Street, Block: 2710, Lot: 14**

Applicant is seeking to demolish an existing nonconforming two-family dwelling and construct a new two-family dwelling in the RS-6 single-family residence district contrary to following section of the Westfield Land Use Ordinance: Section 11.09D where any use structure other than uses or structures permitted in Sections 11.09A, B, or C are prohibited, and a two-family residential use is not permitted in Sections 11.09A, B or C. **120-day decision is May 25, 2023**

### **ZBA 22-041 – Jessica & Brian Fineburg, 164 Landsdowne Avenue, Block: 5004, Lot: 63**

Applicants are seeking to construct a second-floor addition over the existing first-floor garage and expand the existing second-floor. The addition will allow for a total of four bedrooms, four bathrooms, and a laundry room contrary to following section(s) of the Westfield Land Use Ordinance(s): Section 11.06E6 where the minimum side yard setback permitted is 12.5 and present/proposed is 6.89 (unchanged); Section 11.06E13 where the maximum building mass at side yard permitted is 25' and present/proposed is 29.83 and 58.63' (unchanged); Section 11.06E14 where the minimum garage space required is two(2) and present is one(1); and, Section 12.04E where the FAR (floor area ratio) permitted is 37% / 2,775 SF and proposed is 38.7% / 2,906 SF. **120-day decision is June 2, 2023**

## IX. APPEALS CONTINUE FROM: March 13, 2023

### **ZBA 22-039 – Nathan Wheeler and Mili Shah, 114 Lincoln Road, Block: 1006, Lot: 13**

Applicants are seeking to construct a two-story rear addition with a small relocated deck and walkway which will reconfigure and create a true master bedroom with bath on the second floor, and add a mudroom with flex space in lieu of a formal dining room on the first floor. Applicant is also reconfiguring the existing attic space to include a bathroom and home office/play area contrary to the following section(s) of the Westfield Land Use Law: Section 12.04F1 where the maximum building coverage and above-grade structures permitted is 20% / 1,300 SF and proposed is 21.04% / 1,368 SF; Section 12.04F2 where the maximum building coverage and above-grade structures including decks permitted is 22% / 1,430 SF and proposed is 23.44% / 1,524 SF; Section 12.04F3 where the maximum building coverage and above-grade structures including decks and porches permitted is 24% / 1,560 SF and proposed is 26.93% / 1,751 SF; and, Sections 11.07E13 & 2.11G where the maximum continuous wall length at zoning side yard permitted is 25' and proposed is 46.3'. **120-day decision is April 11, 2023**