

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Wednesday, April 19, 2023
7:30 pm SPECIAL MEETING

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL

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

III. STATEMENT BY THE CHAIRMAN

IV. NEW APPEALS:

ZBA 23-18 – Valuca Realty, LLC, 232 Saint Paul Street, Block: 3113, Lot: 10

The Applicant has filed an application for the change in use and occupancy of a rental unit located on the lot known as 232 Saint Paul Avenue, Block: 3113, Lot: 10. The change in use would be to allow the applicant's proposed tenant to occupy the rental unit for use as a satellite office supporting the entity's logistics business located offsite. The applicant requests the following relief from the Town's Zoning Board of Adjustment: a) an overturning of the zoning officer's February 13, 2023, decision finding the proposed satellite office as not permitted in the subject P-1 Zone; b) an interpretation of Section 11.20A of the Town's Land Use Ordinance in the applicant's favor finding the proposed use as permitted; or c) a use variance under NJSA 40:55D-70(d)(1) to permit the satellite office in the P-1 Zone. Waivers are also requested for the submission of a formal site plan, and the applicant is currently the contract purchaser for the subject lot and has consent of the owner to bring the within application.