

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

**AGENDA**  
**June 14, 2021**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STATEMENT BY THE CHAIRMAN**

**APPROVAL OF MINUTES:** May 10, 2021

**ADOPTION OF RESOLUTIONS:** May 10, 2021

**CARRIED FROM May 10, 2021:**

**BHB Company, 215 South Avenue East**

12/15/2020

Applicant is seeking approval to replace the existing freestanding monument sign contrary to Section 16.04E4 and 16.04E1 of the Land Use Ordinance. Ordinance allows a freestanding sign only as an alternative to a wall sign. Proposed is a freestanding sign. Ordinance allows only 1 wall mounted sign. Proposed are 2 wall mounted signs. **Application deemed completed March 22, 2021. 120 day decision date is July 20, 2021.**

**1929 Central Avenue, LLC., 1929 Central Avenue**

2/24/2020

Applicant is seeking approval to construct an addition contrary to Section 12.04E, 11.09E5, 12.04F1, 12.03C, 11.09E7 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 25%. Ordinance allows a maximum floor area ratio of 37%. Proposed is 39%. Ordinance requires a minimum front yard setback of 40 feet. Proposed 35.2 feet. Ordinance requires a minimum street side yard setback of 20 feet. Proposed is 14 feet 5 inches. Ordinance requires a minimum rear yard setback of 35 feet. Proposed 22 feet 2 inches. **Application deemed completed March 25, 2021. 120 day decision date is July 23, 2021.**

**Lauren & Marc Shanker, 1621 Rising Way**

2/1/2021

Applicants are seeking approval to install an open style fence contrary to Section 13.02D5 of the Land Use Ordinance. Ordinance requires a pool to be enclosed by a 6-foot stockade, board on board or other solid fence. Proposed is a 6-foot open fence. **Application deemed completed March 26, 2021. 120 day decision date is July 24, 2021.**

**Craig Hunsinger, 150 Stanmore Place (736 Clark Street)**

2/8/2021

Applicant is seeking approval to construct an addition contrary to Section 11.08E6 and 11.08E13 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 8.73 feet. Ordinance allows a maximum continuous wall length of 25 feet. Proposed is 28 feet 8 inches. **Application deemed completed March 26, 2021. 120 day decision date is July 24, 2021.**

**Matthew Archer, 1601 Boynton Avenue**

2/17/2021

Applicant is seeking approval to expand an existing deck contrary to Section 13.02C2 of the Land Use Ordinance. Ordinance requires a minimum rear yard setback of 25 feet for a deck. Proposed is 18 feet. **Application deemed completed March 31, 2021. 120 day decision date is July 29, 2021.**

**NEW APPEALS:**

**Stephen Squeri, 801 Lenape Trail**

2/3/2021

Applicant is seeking approval to construct an in-ground swimming pool and at grade patio contrary to Section 12.04G of the Land Use Ordinance. Ordinance requires a maximum coverage by improvements of 40% but not above 7,200 square feet proposed is 45.2%/10,205 square feet. **Application deemed completed March 31, 2021. 120 day decision date is July 29, 2021.**

**Nick Boccagna, 765 First Street**

1/26/2021

Applicant is seeking approval to construct an addition to the second floor of an existing single family home contrary to Section 11.09E6 of the Land Use Ordinance. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 6 feet. **Application deemed completed March 31, 2021. 120 day decision date is July 29, 2021.**

**Jason Nagel, 605 East Broad**

3/4/2021

Applicant is seeking approval to construct an addition to the rear of the home and a front dormer on the third floor contrary to Section 11.06E7, 11.06E8, 11.06E8 and 12.04G1 of the Land Use Ordinance. Ordinance requires a minimum rear yard setback of 35 feet. Proposed is 31.82 feet. Ordinance requires a maximum building height of 32.75 feet. Proposed is 32.87. Ordinance requires a maximum number of stories of 2 ½ stories. Proposed is 3. Ordinance requires a maximum improvement coverage 40% but not above 7,200 square feet. Proposed is 34.06%/7,472 square feet. **Application deemed completed April 14. 120 day decision date is August 12, 2021.**

**Rory Alegria & Michelle Cristaldi, 671 Carleton Road**

2/3/2021

Applicant is seeking approval to construct an at grade patio, outdoor kitchen and improve an existing privacy fence contrary to Section 12.04F1 and 12.07C of the Land Use Ordinance. Ordinance requires maximum coverage of buildings and above grade structures of 20%. Proposed is 21.7%. Ordinance requires fences and freestanding walls in the front and street side yard to be 4 feet. Proposed is 6 feet. **Application deemed completed April 27. 120 day decision date is August 25, 2021.**

**Neal Patel, 728 Tamaques Way**

3/17/2021

Applicant is seeking approval to construct a 6 foot open style fence contrary to Section 13.02D5 of the Land Use Ordinance. Ordinance requires fences around pools to be 6 foot solid (board on board) style fence. Proposed is a 6 foot open style fence. **Application deemed completed April 30. 120 day decision date is August 28, 2021.**

**Timothy & Melissa Fern, 450 Beechwood Place**

3/17/2021

Applicant is seeking approval to remove an existing deck and construct a two-story addition contrary to Section 12.04F of the Land Use Ordinance. Ordinance requires maximum coverage by buildings and above grade structures 20% but not above 3,600 square feet. Proposed is 22.2%/2,122.6 square feet. **Application deemed completed April 30, 2021. 120 day decision date is August 28, 2021.**

**Christopher and Lindsay Mascali, 516 Dorian Court**

3/26/2021

Applicant is seeking approval to construct a two-story addition to the rear of the home contrary to Section 12.04F and 11.09E6 of the Land Use Ordinance. Ordinance requires maximum coverage by buildings and above grade structures of 20% but not above 3,600 square feet. Proposed is 25.7%/1,575.67 square feet. Ordinance requires a minimum rear yard of 35 feet. Proposed is 31 feet. **Application deemed completed April 30, 2021. 120 day decision date is August 28, 2021.**

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Board of Adjustment meetings are held virtually through Zoom Webinar.

You can connect to the Zoom meeting using the following link: <http://bit.ly/WFBOAMeeting>

**Dial-In Information**

- **Phone #:** 470.381.2552 or 646.518.9805
- **Webinar ID:** 602 589 976 and press # on your phone
- **Passcode:** 788726