

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

May 3, 2021

7:00pm Site Plan Review Subcommittee

-412 Palsted Avenue

7:30pm REGULAR MEETING

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: April 5, 2021

APPROVAL OF RESOLUTIONS:

PB 20-11 440 North Avenue, LLC., 440 North Avenue, Block 3202 Lot 7

Applicant sought approval of a 10-unit residential development with two affordable units contrary to Section 11.27E1, 11.36I, 11.36G2 of the Land Use Ordinance to allow a front yard setback of 1 foot where the Ordinance requires a minimum front yard setback equal to the height of the principal building, but not less than 15 feet; to allow a parking area setback of 2 feet where the Ordinance requires a minimum of 5 feet for a parking area setback; to allow an exterior wall length longer than 50 feet without a four-foot offset where the Ordinance does not allow an exterior building wall longer than 50 feet without a four-foot offset. Application approved with conditions.

PB 21-03 Villane Building & Development, LLC., 121 Effingham Place

Block 709 Lot 13

Applicant sought approval for a subdivision retaining the existing dwelling, garage and driveway and constructing a new single-family dwelling contrary to Section 12.04F1 and 12.04F3 of the Land Use Ordinance to allow a building coverage of 21.7% for lot 13.01 where the Ordinance allows a maximum building coverage of 20%; to allow a building coverage with a porch of 26.2% for lot 13.01 where the Ordinance allows a maximum building coverage with a porch of 24%. Application approved with conditions.

NEW APPEALS:

None.

OTHER BUSINESS:

Review General Ordinance #2214- An Ordinance Amending the Land Use Ordinance to designate 923 Central Avenue, Block 4813, Lot 32 as a historic site.

Master Plan – Unified Land Use and Circulation Element Working Draft Review.

Presentation by the consulting team: H2M and WSP

PENDING APPLICATIONS:

APPLICATION NUMBER	ADDRESS	APPLICATION TYPE	DESCRIPTION	STATUS
PB20-08	918 South Avenue W.	Major Site Plan with Variances	Expansion of existing building	In completeness review
PB21-04	517 Edgar Road	Minor Subdivision with Variances	Subdivision of through lot into two separate lots, one with frontage on Edgar, second on Coddling	In completeness review