

TOWN OF WESTFIELD
BOARD OF ADJUSTMENT AGENDA
Monday, May 8, 2023
7:30 pm REGULAR 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. APPROVAL OF MINUTES: April 10, 2023

V. ADOPTION OF RESOLUTIONS:

- ZBA 22-039 – Nathan Wheeler/Mili Shah, 114 Lincoln Road, Block: 1006, Lot: 13
- ZBA 22-040 – Paul & Allison Persiani, 239 Scotch Plains Avenue, Block: 2813, Lot: 22
- ZBA 22-049 – Clint & Amanda Rekemeier, 732 Mountain Avenue, Block: 1203, Lot: 22
- ZBA 22-045 – George Lyons, 718 Warren Street, Block: 2814, Lot: 7
- ZBA 23-18 – Valuca Realty, LLC, 232 Saint Paul Street, Block: 3113, Lot: 10

VI. APPEALS CARRIED FROM: 4/10/203

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**

VII. NEW APPEALS:

ZBA 22-046 – Ken Kandigian, 123 Hyslip Avenue, Block: 2911, Lot: 14

Applicant is seeking to demolish and rebuild a new garage with no change in footprint in the existing nonconforming location contrary to the following section(s) of the Westfield Land Use Ordinance(s): Section 13.01G1 where the minimum side yard required for an accessory structure is 5’ and proposed is 3.125’; Section 13.01G1 where the minimum rear yard required for an accessory structure is 5’ and proposed is 4’; Section 12.04F1 where the maximum building coverage and above-grade structures permitted is 20% or 3,600 SF and existing/proposed is 22.94% or 1,641 SF; and, Section 12.04F3 where the maximum building coverage and above-grade structures including decks and porches permitted with allowable increase is 24% but not above 420 SF and proposed is 25.37% or 1,815 SF. **120-day decision is June 28, 2023**

ZBA 23-028 -- Noraiz Khan, 226 Lynn Lane, Block: 1904, Lot: 20

Applicant is seeking to replace an existing 6’ fence on the property’s through-lot, located in the front yard which fronts Springfield Avenue contrary to the following section of the Westfield Land Use Ordinance: Section 13.01E3 where the minimum front yard setback required is 40’ existing and proposed is 35’. **120-day decision is July 7, 2023**

ZBA 23-07 – Matt Norquist, 705 St. Marks Avenue, Block: 3508, Lot: 4

Applicant is seeking to expand the existing covered front porch contrary to the following sections of the Westfield Land Use Ordinances: Section 11.09E5 where the minimum established front yard setback required is 23.23’ and existing/proposed is 18.29’; Section 11.09E6 where the minimum side yard setback required is 10’ and existing/proposed is 5.21’; and, Section 12.04F3 where the maximum building coverage with porches required is 24% or 1,380 SF, existing nonconforming is 23.09% or 1,328 SF, and proposed is 25.30% or 1,455 SF. **120-day decision is July 14, 2023**

ZBA 23-11 – David Palmisano, 134 Jefferson Avenue, Block: 2203, Lot: 21

Applicant is seeking to expand an existing first-floor two-car garage and add a second-story addition above to allow for two additional bedrooms with walk-in closets and a laundry room contrary to the following sections of the Westfield Land Use Ordinances: Section 11.07E6 where the minimum side yard setback required is 10’ and proposed is 6.02’ no change **120-day decision is July 14, 2023**

VIII. APPEALS CONTINUED FROM: 1/9, 2/13, 4/10

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

Applicant is seeking to construct a two-story addition on the rear of dwelling to expand the first-floor kitchen and add a mudroom. The second floor will add a master bedroom suite. There will be a second-floor addition over the existing garage as part of the new master bedroom suite. The existing first-floor kitchen and powder room area will be renovated to expand into the addition. The existing second floor will have the bedroom #2 renovated to be part of the new master suite. There will be a new stair addition to the attic to add a bedroom, bath and office area; and, the rear addition will be built over a crawl space contrary to the following section(s) of the Westfield Land Use Ordinance: Section 12.04F1 where the maximum building coverage permitted is 20% and proposed is 21.2%; Section 11.07E2 where minimum side yard setback permitted is 10' and proposed is 8.28'; and, Section 12.04E1 where the maximum FAR permitted is 3,200 SF and proposed is 3,397 SF. **120-day decision is January 12, 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**