

**TOWN OF WESTFIELD**  
**BOARD OF ADJUSTMENT**  
**SPECIAL MEETING**  
**AGENDA**  
**January 31, 2022**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**STATEMENT BY THE CHAIRMAN**

**APPROVAL OF MINUTES:** October 13, 2021 & December 13, 2021

**ADOPTION OF RESOLUTIONS:** December 13, 2021

**CARRIED FROM December 13, 2021:**

**Elite Performance LLC, 918 South Avenue West**

**4/8/2021**

Applicant is seeking approval to construct an addition to an existing business contrary to Section 11.28E1, 11.28E2, 12.04E3, 17.02C5, 17.05B and 17.10C of the Land Use Ordinance.

Ordinance requires a minimum front yard setback of 40feet. Proposed is 23.46 feet. Ordinance requires a minimum side yard setback of 10 feet. Proposed is 4.55 feet. Ordinance requires a maximum floor area ratio of 50%/5,000 square feet. Proposed is 60.83%/6,083 square feet.

Ordinance requires a minimum number of parking spaces for medical office of 13 spaces.

Proposed are 5 spaces. Ordinance requires a minimum driveway width of 20 feet. Proposed is 12 feet. Ordinance requires the maximum illumination at the property line to be .3 footcandle.

Proposed is .5 footcandle. **Application deemed completed May 11, 2021. 120-day decision date is September 8, 2021.**

**Benjamin Leavitt, 544 Coddling Road**

**7/19/21**

Applicant is seeking approval to replace and enlarge existing patio area and add an inground swimming pool contrary to the following sections of the Westfield Land Use Ordinance: Section 13.02D.3 which requires a minimum side/rear setback of 15 feet. Proposed is 6 feet from rear property line; Section 12.04F.1 which requires a maximum coverage by buildings & above ground structures to be 20% and 1,320 square feet. Proposed is 21.4% and 1,413 square feet; Section 12.04G which requires maximum coverage by improvements permitted at 50% and 3,300 square feet. Proposed is 55.4% and 3,656 square feet. **Application deemed complete on September 22, 2021. 120-day decision date is January 20, 2022.**

**WITHDRAWN BY APPLICANT:**

**Daniel & Lisa Jemal, 16 Breeze Knoll Drive**

**7/23/21**

Applicant is seeking approval to construct a detached single car garage contrary to the following sections of the Westfield Land Use Ordinance: Section 12.04.F.2 which allows building coverage permitted 20% not to exceed 3,600 SF. Proposed is 17.9% and 3,971 SF; Section 12.04.G where lot coverage permitted is 40% not to exceed 7,200 SF. Proposed is 46.3% and 10,279 SF; Section 13.02.D.5 where permitted is 6' solid fence and proposed February 22, 2022. is utilizing an existing 6' open style fence. **Application deemed complete October 22, 2021. 120-day decision date is February 22, 2022.**

**NEW APPEALS:**

**CARRIED TO MARCH 14, 2022**

**PNC, 1 Lincoln Plaza**

**7/16/21**

Applicant is seeking approval to upgrade and supplement the existing signage contrary to the following sections of the Westfield Land Use Ordinance: Section 16.03E.4(a) where minimum freestanding sign setback permitted is 5' and 2' is proposed; and Section 16.03-E.4(f) where maximum horizontal dimension permitted is 6' and proposed is 6.95'; and Section 16.03-E.1 where internal illumination of sign is not permitted and proposed is internal illumination for proposed freestanding sign. The applicant proposes three signs; E-01 is a 13.90 SF monument sign, E-02 is an 11.33 SF monument sign, and E-03 is an 11.6 SF wall sign along the front of the property elevation. E-03 is the only new sign. E-01 and E-02 are being removed and replaced.

**Application deemed complete November 19, 2021. 120- day decision is March 19, 2022.**

**Lisa Seliger & Jeremy Keenan, 155 Tudor Oval**

**10/14/21**

Applicant is seeking approval to construct a 1-story addition and build a 1-car garage contrary to the Land Use Ordinance Section 11.06.E.10 where building coverage permitted is 20% and proposed is 21.06% and Section 11.06.E.14 where garage requirement permitted is 2- car garage and proposed is 1- car garage. **Application deemed complete November 24, 2021. 120- day decision is March 24, 2022.**

**Sue Seeley & David Herman, 244 Canterbury Road**

**12/3/21**

Applicant is seeking approval to construct a 2-story addition to enlarge kitchen and family room and primary suite above contrary to the Land Use Ordinance Section 11.07.E.6 where side yard setback permitted is 10' and proposed is 4.88'; Section 11.07.E.10 / 12.04.F where building coverage permitted is 20% / 1,625 SF and proposed is 22.6% / 2,137 SF and Section 12.04.F.3 where building coverage with a front porch permitted is 24% / 1,950 SF and proposed is 25.36% / 2,137 SF. **Application deemed complete December 3, 2021. 120- day decision is April 2, 2022.**

**Stan & Jessica Kopec, 119 S. Scotch Plains Ave.**

**7/12/21**

Applicant is seeking approval to construct a bedroom over the existing 1 story family room off the rear and finishing the balance of the attic with compliant dormers as well as attaching the garage to the existing dwelling and the mud room connector contrary to the following sections of

the Westfield Land Use Ordinance: Section 12.04F where the building coverage permitted is 20% / 1,373.33 SF 3,600 max and proposed is 23.02% / 1,575.03 SF; and Section 11.09E-6 where minimum side yard setback/ right side permitted is 10' and proposed is 2.44'. **Application deemed complete November 15, 2021. 120- day decision is March 15, 2022.**

**Tanya Brubaker, 920 Irving Avenue**

**12/5/21**

Applicant is seeking approval to construct a 1-story addition to the left side of the property adjacent & behind the existing 1- story structure contrary to the Land Use Ordinance Section 11.04.E.6 where side yard setback permitted is 10' and proposed is 4.75' and Section 12.04.F.1 where maximum coverage by buildings permitted is 20% / 3,600 SF and proposed is 25.9% / 1,247.25 SF. **Application deemed complete December 5, 2021. 120- day decision is April 4, 2022.**

**Francis Scott Ferraro & Angela Wilkos, 712 Oak Avenue**

**11/1/21**

Applicant is seeking approval to construct a one-story addition on the rear of the house contrary to the Land Use Ordinance Section 11.09E-6 where minimum side yard setback permitted is 10' and proposed is 8.89', Section 12.04F-1 where maximum building coverage permitted is 20% and proposed is 21.57%, Section 11.09E-14 where minimum garage space permitted is 1 and proposed is  $\frac{3}{4}$  and Section 12.04F-3 where maximum all buildings coverage permitted is 24% and proposed is 25.14%. **Application deemed complete December 20, 2021. 120- day decision is April 19, 2022.**