

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

January 6, 2021

7:30pm REGULAR MEETING

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: December 7, 2020

APPROVAL OF RESOLUTIONS:

PB 19-10 923 Central Avenue, LLC., 923 Central Avenue, Block 4813 Lot 32

Applicant sought approval to subdivide the property and retain the existing single-family home on proposed lot 32.02, and construct a new single-family dwelling on proposed lot 32.01 contrary to Section 11.08E2, 11.08E5, 11.08E7, 11.08E10, 17.05A, 13.01G1, 13.02A, 11.08E4, 13.01B of the Land Use Ordinance. to allow a lot area of 4,796 square feet for lot 32.01 where the Ordinance requires a minimum lot area of 8,000 square feet within 134 feet of the front lot line; to allow a lot width of 19.59 feet for lot 32.01 where the Ordinance requires a minimum lot width of 60 feet; to allow a lot frontage of 19.59 feet for lot 32.01 where the Ordinance requires a minimum lot frontage of 60 feet; to allow a rear yard setback of 15.02 feet for lot 32.02 and 24.88 feet for lot 32.01 where the Ordinance requires a minimum rear yard setback of 35 feet; to allow a building coverage of 21.55% (1,882 square feet) for lot 32.01 where the Ordinance allows a maximum building coverage of 20% (3,600 square feet); to allow a front yard coverage of 60.4% for lot 32.01 where the Ordinance allows a maximum front yard coverage of 50%; to allow a driveway width of 26 feet for lot 32.02 and 28.5 feet for lot 32.01 where the Ordinance allows a maximum driveway width of 24 feet; to allow a rear yard setback of 5 feet for an accessory structure for lot 32.01 where the Ordinance requires a minimum rear yard setback of 10 feet for an accessory structure; to allow an accessory structure in the side yard on lot 32.01 where the Ordinance requires an accessory structure to be located in the rear yard; to allow a lot depth of 106.54 feet for lot 32.02 where the Ordinance requires a minimum lot depth of 120 feet; to allow an accessory structure to be 10.9 feet from the principal building where the Ordinance requires accessory structures to be at least 15 feet from the principal building. **Application approved with conditions.**

**PB 20-10 Echo Lake Country Club, 515 Springfield Avenue
Block 1501/1601, Lot 2/2**

Applicant sought to amend the prior approval of application PB 19-04 to permit additional screening of mechanical fixtures contrary to Section 11.03E8 of the Land Use

Ordinance to allow a building height of 37.38 feet where the Ordinance allows a maximum building height of 35 feet. **Application approved with conditions.**

PB 20-04 Domenico Lettini, 2003 Grandview Avenue, Block 5706 Lot 4.01

Applicant sought approval of a minor subdivision and construction of three new homes contrary to Section 11.06E1, 11.06E2, 11.06E3 of the Land Use Ordinance to allow a lot area of 6,100 square feet where the Ordinance requires a minimum lot area of 12,000 square feet; to allow a lot area of 6,100 square feet where the Ordinance requires a minimum lot area of 12,000 square feet within 120 feet of lot depth; to allow a lot width of 61 feet where the Ordinance requires a lot width of 75 feet; to allow a lot frontage of 61 feet where the Ordinance requires a minimum lot frontage of 75 feet; to allow a lot area of 6,100 square feet where the Ordinance requires a minimum lot area of 12,000 square feet within 160 feet of lot depth. **Application denied.**

CARRIED FROM DECEMBER 7, 2020:

PB 20-09 Nicole & Barak Ulin, 104 Winchester Way & 101 Barchester Way Block 5204 Lots 16 & 17 10/22/2020

Applicants are proposing to move the lot line in the rear of both properties to incorporate approximately 400 square feet of lot 16 into lot 17 squaring off both lots.

Application deemed complete November 18, 2020. 120 day decision date is March 18, 2021.

NEW APPEALS:

PB 20-12 Villane Building & Development, LLC., 412 Palsted Avenue Block 2607 Lot 25 11/04/2020

Applicant is proposing to subdivide the property into two lots, demolish the existing single-family home, and construct a new single-family dwelling on each lot contrary to Section 11.12E4 of Land Use Ordinance. Ordinance requires a minimum lot depth of 120 feet. Proposed is 98 feet for lot 25.02. **Application deemed complete December 10, 2020. 120 day decision date is April 9, 2021.**