

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

April 5, 2021

6:30pm Site Plan Review-120 Wychwood Road

7:30pm REGULAR MEETING

ROLL CALL

STATEMENT BY THE CHAIRMAN

APPROVAL OF MINUTES: March 1, 2021

APPROVAL OF RESOLUTIONS:

PB 21-01 Jeffrey & Malissa Cass, 826 & 830 Summit Avenue, Block 4704, Lots 9.01 & 10
Applicants sought approval to increase the width of lot 9.01 from 50 feet to 60 feet by decreasing the width of the larger lot, lot 10 from 100 feet to 90 feet. Application approved with conditions.

PB 21-02 Ferraro's Realty Group, 425 South Elmer Street/211 South Avenue, Block 3201
Lot 2.01 Applicant sought approval to subdivide lot 2.01 into two lots, lots 2.01.01 and 2.01.02. There is not any development planned for lot 2.01.01. The current structure will remain on lot 2.01.02 contrary to Section 11.28E5 and 11.28E6 of the Land Use Ordinance to allow a coverage of 31.4% on lot 2.01.02 where the Ordinance allows a maximum coverage of 30%; to allow a coverage by improvements of 90.4% where the Ordinance allows a maximum coverage by improvements of 70%. Application approved with conditions.

NEW APPEALS:

PB 20-11 440 North Avenue, LLC., 440 North Avenue, Block 3202 Lot 7 10/26/2020
Applicant is seeking 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. Ordinance requires a minimum front yard setback equal to the height of the principal building, but not less than 15 feet. Proposed is 1 foot. Ordinance requires a minimum of 5 feet for a parking area setback. Proposed is 2 feet. Ordinance does not allow an exterior building wall longer than 50 feet without a four-foot offset. Proposed is an exterior wall longer than 50 without a four-foot offset. **Application deemed complete February 22, 2021. 120 day decision date is June 22, 2021.**

PB 21-03 Villane Building & Development, LLC., 121 Effingham Place 2/12/2021
Block 709 Lot 13
Applicant is seeking 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. Ordinance allows a maximum building coverage of 20%. Proposed is 21.7% for lot 13.01. Ordinance allows a maximum building coverage with a porch of 24%. Proposed is 26.2% for proposed lot 13.01. **Application deemed complete March 16, 2021. 120 day decision date is July 14, 2021.**

OTHER BUSINESS:

Westfield Public School District-HVAC Improvements at Washington Elementary School, Jefferson Elementary School, Franklin Elementary School, McKinley Elementary School, Tamaques Elementary School-A project review and approval for compliance with the master plan of the HVAC Improvements. (Electronic Plan Copies will follow).

Master Plan Update-Change Order to the Master Plan Land Use Element to include a climate-change related hazard vulnerability assessment.