

**TOWN OF WESTFIELD
PLANNING BOARD
AGENDA**

July 7, 2021

7:30pm REGULAR MEETING

I. ROLL CALL

II. STATEMENT BY THE CHAIRMAN

III. APPOINTMENT OF BOARD SECRETARY

IV. SWEARING-IN OF NEWLY APPOINTED BOARD MEMBER

V. SWEARING-IN OF TOWN ENGINEER TO PROVIDE PROFESSIONAL TESTIMONY DURING 2021

VI. APPROVAL OF MINUTES:

June 7, 2021

VII. APPROVAL OF RESOLUTIONS:

Resolution Adopting a 2021 Amendment to 2018 Housing Element and Fair Share Plan

Resolution Adopting a Unified Land Use and Circulation Element of the Master Plan

VIII. NEW APPEALS:

PB 21-06 Prospect Street Ventures, LLC 133 Prospect Street, Block 2506, Lot 5

Applicant is seeking site plan approval to convert existing third floor office space into a single residential dwelling unit. Variances are requested from Section 11.25E3.a, 12.03B3, 17.05C, 17.02C of the Land Use Ordinance. Ordinance requires a minimum rear yard setback of 35'. Proposed is 27' 10'. Ordinance requires a 31' rear yard setback for the fire escape and 23' is proposed. Ordinance requires a minimum 24' wide access aisle in the parking area and 15' 8" is proposed. Ordinance requires a minimum of 15 parking spaces and 4 parking spaces are proposed.

Application deemed complete June 11, 2021. 120-day decision date is October 9, 2021.

IX. OTHER BUSINESS:

Review General Ordinances

General Ordinance No.2219-An Ordinance Adopting the Handler Building Redevelopment Plan

Board of Adjustment's Annual Report Review

Review of the Board of Adjustment's 2020 Annual Report

PENDING APPLICATIONS:

APPLICATION NUMBER	ADDRESS	APPLICATION TYPE	DESCRIPTION	STATUS
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	Deemed incomplete 5/12/2021, awaiting resubmission

H:\Linda\PB Agendas 2021\june 7 pb agenda 2021.docx