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BOA 2017  
TOWN OF WESTFIELD  
APPLICATION

45 day num  
6/19/20  
120 day decision  
date 10/22/20

**I. Identification:**

This appeal is from (applicant's name) Rebecca Scangas-Verma & Aditya Verma

(street address) 935 New England Drive (telephone) 917-445-1776

(email) rscangas@gmail.com (fax) \_\_\_\_\_

for property in Westfield, NJ located at (street address) 935 New England Drive

**II. To: (check one)**

- Planning Board
  - Board of Adjustment
- Board Secretary: Ms. Linda Jacus 908-789-4100 extension 4602  
Both Boards: 959 North Avenue West, Westfield, NJ 07090: FAX 908-789-4113

**III. For a Hearing For: (Check all applicable)**

Specific Applicable Sections of the Westfield L.U.O. for:  
Submission Requirements Checklists      Procedures

<input checked="" type="checkbox"/> *C variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *D variances	4.03A, 9.02, 9.03, 9.11	4.04, 7.01C, 7.01D, 8.03, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Conceptual Site Plans & Subdivisions	9.04	8.07
<input type="checkbox"/> Minor Site Plan	9.02, 9.03, 9.08	8.06, 8.08, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Site Plan	4.03C, 9.02, 9.03, 9.09	4.04, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Site Plan	9.02, 9.03, 9.10	8.06, 8.11
<input type="checkbox"/> Minor Subdivision	9.02, 9.03, 9.05	8.01, 8.06, 8.09, 8.13, 8.14, 8.23
<input type="checkbox"/> *Preliminary Major Subdivision	4.03D, 9.02, 9.03, 9.06	4.04, 8.01, 8.04, 8.06, 8.10, 8.13, 8.14, 8.19, 8.23
<input type="checkbox"/> Final Major Subdivision	9.02, 9.03, 9.07	8.06, 8.11
<input type="checkbox"/> **Conditional Use	9.02, 9.03	4.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure in street, drainage way, flood basin, reserved area	4.03F, 7.01E2	4.04, 7.01E, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Structure on lot not abutting street	7.01F2	4.04, 7.01F, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "a" appeal/ administrative officer error	7.02B2 & 3	7.02A & B, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> *Board of Adjustment "b" appeal/ interpretation ordinance/map	4.03B, 7.02C1 & 2 & 3	4.04, 7.02A & C, 8.04, 8.06, 8.13, 8.14
<input type="checkbox"/> Residential cluster	9.02, 9.03, 9.06, 8.12, 11.03F	8.13, 8.14

\*Public noticing is required pursuant to Section 4.03 & 4.04 \*\* A major site plan review is also required with a conditional use application

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**IV. Application Description:** Briefly describe the nature and scope of this application, including proposed uses and improvements. All subdivision appeals must state the present and proposed number of lots.

See attached sheet

**V. Reasons:** Briefly summarize the reasons why you believe this appeal should be granted.

See attached sheet

**VI. Property Description:** Please provide the following information about the property, which is the subject of this appeal.

•Enclose a scaleable (full size) copy of a location survey of the property; showing the surveyors name and license number, and date of survey, if this information is not otherwise provided on a site plan or subdivision plat. Survey can be no more than 2 years old.

•Street address 935 New England Drive

Zone district RS-16 Block No. 5302 Lot No. 15

•Dimensions of lot 100 ft x 141.6 ft avg Area of lot 14,099 SF

•Use of premises present Residential  
proposed Residential

The proposed use is:  permitted by ordinance  a conditional use which has been granted by the Planning Board or Zoning Board of Adjustment

a use permitted by variance  a nonconforming (i.e. "grandfathered") use  not a permitted use

Name of Owner Rebecca Scangas-Verma & Aditya Verma Telephone No. 917-445-1776  
Street address of Owner 935 New England Drive Westfield, NJ 0709 Fax No. \_\_\_\_\_

•Does the above owner also own any property that abuts the subject property?

No  Yes If yes, address: \_\_\_\_\_

If yes, is the abutting property subject to the Loechner-Campoli rule of merger?  No  Yes (If you don't know, check with the Tax Assessor in the Municipal Building.)

•Are there any present deed restriction(s) which affect this property?  No  Yes If yes, attach copy of deed, including language of restriction(s).

•Are there any pending proceedings, concerning the property which is the subject of this application, before any federal, state, or local board of authority?  No  Yes If yes, list here and attach a brief description of each.

**VII. Attorney Identification:** Private individuals, or sole proprietors may represent themselves (i.e. present the application) before the Board. All other categories of applicants must be represented by an attorney. (reference: 1998 Cox - pages 477 & 478)

If applicant (or owner) is to be represented by an attorney, please furnish the following

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information:

Attorney's name N.A. Telephone No. \_\_\_\_\_

Attorney's firm \_\_\_\_\_ Fax. No. \_\_\_\_\_

Street address \_\_\_\_\_

**VIII. Notarization:**

I/We, the undersigned applicant(s) do hereby grant permission for the members of the Planning Board, and the Zoning Board of Adjustment, their Attorney and the Zoning Officer of the Town of Westfield, NJ to enter upon the property which is the subject of this application, during all daylight hours during the pendency of this application. Permission to enter structures will be given for a mutually agreeable time.

I hereby depose and say that all the above statements and the statements contained in the papers submitted herewith are true and correct.

Rebecca Scangas-Verma  
Signature of Applicant (in the presence of a Notary)

Print Name : Rebecca Scangas-Verma \_\_\_\_\_

Address: 935 New England Drive \_\_\_\_\_

Westfield, NJ 07090 \_\_\_\_\_

Home phone 917-445-1776 \_\_\_\_\_

Business phone \_\_\_\_\_

Sworn and Subscribed to before me this 10

day of MARCH, 2020.

Joseph M. Singleton  
Notary Public

JOSEPH M. SINGLETON  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires 3/11/2021

**IX. Do not write in the following spaces:**

**TO BE COMPLETED BY THE ZONING OFFICER:**

- To the best of my knowledge and belief, this application is complete and correct.
- This application is currently the subject of a:
  - \_\_\_\_\_ Zoning violation notice, No. \_\_\_\_\_, copy enclosed.
  - \_\_\_\_\_ Municipal Court complaint, docket No. \_\_\_\_\_, copy enclosed.
  - \_\_\_\_\_ Other pending action, (describe) \_\_\_\_\_
  - \_\_\_\_\_ None of the above

Kathleen Neville  
Signature

**TO BE COMPLETED BY THE BOARD SECRETARY:**

Has there been any previous appeals(s) involving these premises?  
 No       Yes      If yes, attach copies of resolution(s)

**TO BE COMPLETED BY THE COMPLETENESS DESIGNEE:**

Application accepted as complete on 6/24/20

Linda Jacob  
Signature

5/4/20

**TOWN OF WESTFIELD**

**LIST OF EXISTING NON-CONFORMING ZONING CONDITIONS**

Section 7.01B Review of existing non-conforming conditions in connection with applications for variances or for the direction of the issuance of certain permits.

In reviewing applications for variances or for the direction of the issuance of certain permits, the Board shall determine whether any existing non-conforming conditions involving the subject property will exacerbate, intensify, alter, affect or in some way result in a significant impact on the proposed use, structure or land. If the Board finds that no substantial impact or detriment will result, the Board shall so state in its findings of fact in the resolution for the application, without the need for such existing non-conforming conditions to meet the criteria established by N.J.S.A. 40:55D-34, 36, 51a, 51b, 70c and 70d and this ordinance for variances or exceptions. If the Board finds that substantial impacts or detriments will result, however, the application shall not be approved unless and until the applicant agrees to mitigate or eliminate such impacts or detriments to the maximum extent feasible.

The above shall not be construed to alter the review procedures not the criteria for granting variances or exceptions for violations proposed by the development or existing illegally on the subject property.

Note: This list must be consistent with the Variance Table, if otherwise required.

1.	Section: 11.05E1	Nature of Deficiency: Minimum lot area	
	Permitted: 16,000 s.f.	Present: 14,099 s.f.	Proposed: no change
2.	Section: 11.05E6	Nature of Deficiency: Minimum side yard	
	Permitted: 15 ft.	Present: W-11.7 ft / E-9.4 ft	Proposed: W-11.7 ft
3.	Section: 12.04F	Nature of Deficiency: Max building coverage	
	Permitted: 20%	Present: 22.2%	Proposed: 23.8%
4.	Section: 2.11G	Nature of Deficiency: Max side yard wall	
	Permitted: 25 ft	Present: 25.6 ft	Proposed: 35.4 ft

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**TOWN OF WESTFIELD**

**LIST OF NEW C.40:55D-70 c AND d VARIANCES REQUESTED**

**SECTION 9.02: GENERAL REQUIREMENTS; SUPPORTING DOCUMENTATION**

In addition to the submission requirements for the individual categories of applications in the following sections, all categories of applications, except for conceptual site plans and conceptual subdivisions, shall be required to submit a statement indicating all of the provisions of the Land Use Ordinance from which a waiver or variance is sought.

Note: This list must be consistent with the Variance Table, if otherwise required.

1.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
2.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
3.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
4.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
5.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
6.	Section:	Nature of Deficiency:	
	Permitted:	Present:	Proposed:
7.	Section:	Nature of Deficiency:	

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#### IV Description

Our house was built in 1963 and is a 1 ½ story colonial/cape cod. The house does not conform to the current Zoning Ordinance of an RS-16. Our lot is 1000 square feet below the required square footage and the house doesn't conform on either side lot. We are asking for three variances so we may improve the functionality and curb appeal of our home without making the house look significantly larger.

#### V Reason

The second floor of our house has three bedrooms. The master bedroom has to be accessed through a sitting room. The master bedroom is a room with slanted, dormered ceiling and is the furthest location from the laundry area. Currently our laundry area is two flights down to the basement, then through a door way. We would like to move the laundry to an existing dead attic space on the second story that can be accessed through the main hall with a new doorway. We propose to raise the eaves to match the adjacent continuous eave and wall on the side yard.

In addition, we would like to add a covered porch to the front of our house. When it rains there is an overflow in that corner from the water sliding down the roof right into the area above our door. This area doesn't get any sun so in wet weather, it gets wet and stays wet—mold and moss tend to grow on the steps and surrounding walls since it is constantly damp and it is slippery. The front porch will also serve as a way to get from the driveway to the front door in bad weather.

Aesthetically, we believe the front porch will bring more curb appeal to our home. It will give our home more character and it will better connect the two sections of our home (long dormered roof and the large front gable wall). Since our front door is in the corner, we believe this new treatment will allow us to get the coverage we desire, but also highlight our front entrance.

5/4/20

TOWN OF WESTFIELD  
UNION COUNTY NEW JERSEY

AFFIDAVIT OF OWNERSHIP

marie

I, Rebecca Scangas-Verma \_\_\_\_\_, of full age, being duly sworn  
(Print Name)

according to law, do hereby certify that I am the (check one)  owner or  duly authorized officer  
of the owner (as listed on the application form), of the following property which is the subject of the  
within application to the Westfield Planning Board or Zoning Board of Adjustment:

Block & Lot (s) 5302 & 15 \_\_\_\_\_

Street Address(es) 935 New England Drive Westfield, NJ \_\_\_\_\_

Check one:

1.  As the owner (or officer of), I am the Applicant in the within application.
2. \_\_\_\_\_ As the owner (or officer of), I am not the Applicant. I certify that I have reviewed and  
consent to the within application and that the information contained herein is true and correct to the  
best of my knowledge. I authorize the following entity/individual to act as the Applicant in making  
this application:

a. Authorized Individual/Entity: \_\_\_\_\_

b. Authorized Individual/Entity Interest in Property (i.e., Tenant, Contract Purchaser): \_\_\_\_\_

Marie Rebecca Scangas-Verma  
(Signature of Owner/Officer of Owner) 3/2/2020

Sworn and subscribed to  
before me on this 2  
day of March, 2020

Michelle Esola  
Notary Public

MICHELLE ESOLA  
Notary Public - State of New Jersey  
My Commission Expires Sep 14, 2024

Union County

5/4/20

Block: 5302 ...  
 Lot: 15  
 Qualifier:  
 Owner: VERMA, ADITYA V & MARIE R SCANGAS- ...  
 Prop Loc: 935 NEW ENGLAND DR ... Account Id: 00009200 ...

Year	Qtr	Type	Billed	Principal Balance	Interest	Total Balance
2020	2		5,716.31	5,716.31	.00	5,716.31
2020	1		5,716.32	.00	.00	.00
2020		Total	11,432.63	5,716.31	.00	5,716.31
2019	4		5,964.33	.00	.00	.00
2019	3		5,953.70	.00	.00	.00
2019	2		5,473.61	.00	.00	.00
2019	1		5,473.61	.00	.00	.00
2019		Total	22,865.25	.00	.00	.00
2018	4		5,503.63	.00	.00	.00
2018	3		5,503.64	.00	.00	.00
2018	2		5,443.58	.00	.00	.00
2018	1		5,443.59	.00	.00	.00
2018		Total	21,894.44	.00	.00	.00
2017	4		5,571.34	.00	.00	.00

General Assessed Value Additional Billing Deductions Balance All Charges Add/Omit Notes

Other Delinquent Balances: .00 Interest Date: 02/27/20 Interest Date: Interest Detail  
 Other APR2 Threshold Amt: .00 Per Diem: .0000 Last Payment Date: 02/05/2020

TOTAL TAX BALANCE DUE

Principal: .00 Penalty: .00  
 Misc. Charges: .00 Interest: .00 Total: .00

**CERTIFICATION**  
**TAXES PAID UP TO DATE**  
 NEXT TAX DUE 5-1-20  
 ANY QUESTIONS, CALL 988-789-4051  
 Alex Wong  
 TAX COLLECTOR

5/2/20

5 H26







