

MINUTES
Town of Westfield Board of Adjustment
April 13, 2020

The Westfield Board of Adjustment met on Monday, April 13, 2020. Due to the coronavirus pandemic, this meeting was held remotely through Zoom Webinar. The public was provided with access to join the webinar through Zoom.

In compliance with Chapter 231 P.C. OPEN PUBLIC MEETINGS ACT of the State of New Jersey, adequate notice of this meeting was provided by posting on the public bulletin board and publication in the newspapers that have been designated to receive such notice: the Westfield Leader and the Star Ledger.

REGULAR MEETING:

Chairman Masciale opened the meeting by calling all present to join in the Pledge of Allegiance to the Flag.

ROLL CALL: Chris Masciale, Frank Fusaro, Michael Cohen, Carla Bonacci,
Matt Sontz, Eldy Pavon, Mary Doyle, Samuel Reisen
ABSENT: Allyson Hroblak
ALSO PRESENT: Diane Dabulas, Esq., Donald Sammet, Town Planner and Linda Jacus,
Board Secretary

ADOPTION OF MINUTES:

Chairman Masciale called for a motion to adopt the minutes of the March 9, 2020, meeting. Frank Fusaro made a motion to adopt the minutes; Carla Bonacci seconded.

ALL IN FAVOR: Chris Masciale, Frank Fusaro, Michael Cohen, Carla Bonacci,
Matt Sontz, Eldy Pavon, Mary Doyle, Samuel Reisen
OPPOSED: None
ABSTAINED: None
ABSENT: Allyson Hroblak

Motion carried.

ADOPTION OF MINUTES:

Chairman Masciale called for a motion to adopt the minutes of the December 18, 2020 meeting. Frank Fusaro made a motion to adopt the minutes; Mary Doyle seconded.

ALL IN FAVOR: Chris Masciale, Frank Fusaro, Michael Cohen, Carla Bonacci,
Matt Sontz, Eldy Pavon, Mary Doyle, Samuel Reisen
OPPOSED: None
ABSTAINED: None
ABSENT: Allyson Hroblak

Motion carried.

ADOPTION OF RESOLUTIONS:

Chairman Masciale called for a motion to adopt the following resolutions with the suggested revisions for the applications acted upon at the March 9, 2020, meeting:

Paul Nicholson, 2165 Bayberry Lane, application approved with conditions.

Mark & Susan Doherty, 1140 Wychwood Road, application approved with conditions.

Frank Fusaro made a motion to adopt the resolutions; Michael Cohen seconded.

ALL IN FAVOR: Chris Masciale, Frank Fusaro, Michael Cohen, Carla Bonacci,
Matt Sontz, Eldy Pavon, Mary Doyle, Samuel Reisen
OPPOSED: None
ABSTAINED: None
ABSENT: Allyson Hroblak
Motion carried.

Chairman Masciale stated that the vote of any Board Member on the full set of memorializing resolutions would not be construed to include participation by any member in voting on any resolution for which s/he did not vote, nor did not vote in favor of the action taken by the Board (pursuant to N.J.S. §40:55D-10g).

Chairman Masciale made an announcement that the following applications have been carried to the May 11, 2020 meeting:

Tamra & Tim Healy, 825 Standish Avenue
Joseph & Jennifer Giordano, 816 Lenape Trail
Jose Leal, 419 Summit Avenue
466 West Broad Street, LLC., 46 West Broad Street
Lora & Tipton Ford, 40 Sunnywood Drive

EXTENSION OF TIME:

R&A Holdings, LLC., 530 Parkview Avenue

Applicant requests a one-year extension of approval.

Chairman Masciale swore in Regina Calcagno. Ms. Calcagno stated due to personal circumstances nothing has happened with the property. She has someone who is interested in purchasing it contingent upon the variance approval. The front yard setback variance was approved in October 2018. The property is vacant and the approved plan has not been changed.

Open to the public for questions and comments. None. Closed to public questions and comments.

Chairman Masciale called for a motion. Frank Fusaro made a motion to approve the extension to April 2021; Eldy Pavon seconded.

ALL IN FAVOR: Chris Masciale, Frank Fusaro, Michael Cohen, Carla Bonacci,
 Matt Sontz, Eldy Pavon, Mary Doyle, Samuel Reisen
 OPPOSED: None
 ABSTAINED: None
 ABSENT: Allyson Hroblak
 Motion carried.

Extension approved.

OTHER BUSINESS:

◆ Review of the 2019 Board of Adjustment Annual Report

Don Sammet stated the Board heard and decided on a total of 55 applications in 2019. Fifty of the applications decided were approved, and 5 applications were denied. The applications included a total of 146 variance requests, comprised of 136 “c”-type or bulk variance requests, and 10 “d”-type variance requests. Forty-nine of the 55, or 90% of applications heard in 2019 involved property containing single family residential use. Of these, most involved additions to existing, single family dwellings or accessory structures on lots containing them (44 of the 55, or 80% of the applications heard in 2019). This is consistent with the types of applications reviewed by the Board in prior years. The Board recommended that the solar panel ordinance should be reviewed to allow for street facing installations, provided a set of design standards is mandated to mitigate any negative aesthetic impacts. Also, to be considered is adopting an objective standard that no other solar panel installation, other than a street facing installation, will generate enough electricity to warrant installation. The Board recommended that building coverage limits be reexamined, with a comparison made to regulations found within communities similar to Westfield. The Board discussed the possibility of the building coverage limits being amended to remove the maximum square footage requirement and only apply a maximum percentage. The majority of building coverage variance requests came from properties located in the RS-6 and RS-8 Zone Districts, and it was discussed if the maximum permitted coverages for properties in the RS-6 and RS-8 Zone Districts are still appropriate.

Don Sammet will revise the annual report to reflect the suggested changes.

There being no further business a motion to adjourn was made, seconded and carried. The meeting adjourned at 8:33 pm.

Respectfully submitted,

Linda Jacus
 Board Secretary