

TOWN OF WESTFIELD
PLANNING BOARD AGENDA
May 1, 2023
7:30 pm REGULAR MEETING

Mr. Ash (Chair)
Mayor Brindle
Councilman Dardia
Chief Duelks

Mr. LaPlace (Vice-chair)
Ms. Harrison
Mr. Ceberio
Ms. Jansveld

Mr. Goldstein
Ms. Carreras (Alt. 1)
Ms. Freedman (Alt. 2)

Mr. Trembulak (Bd. Atty)

I. STATEMENT BY THE CHAIRMAN

II. FLAG SALUTE

III. ROLL CALL

IV. APPROVAL OF MINUTES: April 3, 2023

V. APPROVAL OF RESOLUTIONS:

PB 23-01 - 610 North, LLC, 610 North Avenue East, Block: 3305, Lot: 4

VI. CARRIED APPEALS: None

VII. NEW APPEALS:

PB 23-03 – Prominent Properties, 647 Downer Street, Block: 2709, Lot: 2
Minor Subdivision

VIII. NEW BUSINESS:

Review of General Ordinances:

- No. 2023-13 – An ordinance establishing a historic preservation commission and providing for the designation and preservation of historic districts and historic landmarks in the Town of Westfield.
- No. 2023-14 – An ordinance designating 3 Stoneleigh Park, shown on the Town of Westfield tax map as Block: 4207, Lot: 20, as a historic landmark and modifying the zoning map.
- No. 2023-15 - An ordinance designating 5 Stoneleigh Park, shown on the Town of Westfield tax map as Block: 4207, Lot: 18, as a historic landmark and modifying the zoning map.
- No. 2023-16 - An ordinance designating 18 Stoneleigh Park, shown on the Town of Westfield tax map as Block: 4209, Lot: 7, as a historic landmark and modifying the zoning map.
- No. 2023-17 – An ordinance to amend the Land Use Ordinance of the Town of Westfield in regard to the definition of bay window.

- No. 2023-18 - An ordinance to amend the Land Use Ordinance of the Town of Westfield in regard to the definition of building eave height
- No. 2023-19 - An ordinance to amend the Land Use Ordinance of the Town of Westfield in regard to the definition of swimming pool.
- No. 2023-20 - An ordinance to amend the Land Use Ordinance of the Town of Westfield in regard to conditional uses
- No. 2023-21 - An ordinance to amend the Land Use Ordinance of the Town of Westfield in regard to retaining walls.
- No. 2023-22 - An ordinance to amend the Land Use Ordinance of the Town of Westfield in regard to building design standards.

IX. PENDING APPLICATIONS:

APPLICATION NUMBER	ADDRESS	APPLICATION TYPE	DESCRIPTION	STATUS
PB 23-04 WC South Urban Renewal (Westfield Crossing)	418 South Ave E	Preliminary / Final Major Site Plan	Construction of 37-unit residential building, parking and site improvements, and open public space	Received 3/13/2023 In completeness review
PB 23-05 PSM 743 Central Ave	743 Central Ave	Preliminary/Final Major Site Plan w/variances	Expansion of existing mixed-use building	Received 3/24/2023 In completeness review
PB 23-06 Elite / Mohammad Nasser	918 South Ave W	Preliminary/Final Major Site Plan w/variances	Expansion of existing mixed-use building	Received 3/27/2023 In completeness review
PB 23-07 Bronx Realty	184 Elm Street	Preliminary/Final Major Site Plan w/variances	Addition of 2 nd & 3 rd floors to existing building creating 10 residential units on upper floors	Received 3/27/2023 In completeness review
PB 23-08 Westfield Station – Fidelco	210 South Ave W	Preliminary/Final Major Site Plan w/variances	Construction of site improvements to establish compliance w/ADA regulations	Received 3/30/2023 In completeness review
PB 23-009 Passaic Affordable Housing	425 W Elmer St.	Preliminary/Final Major Site Plan w/variances	Construction of multi- family building, parking and related improvements	Received 4/20/2023 In completeness review