

**TOWN OF WESTFIELD  
PLANNING BOARD AGENDA  
July 17, 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:** None

**V. APPROVAL OF RESOLUTIONS:**

**PB 23-08** – Westfield Station – Fidelco, 210 South Ave W, Block: 3101, Lot: 7

**PB 23-07** – Bronx Realty, LLC, 184 Elm Street, Block: 2405, Lot: 30

**PB 23-05** – PSM 743 Central Ave, LLC, 743 Central Avenue, Block: 4001, Lot: 97

**VI. CARRIED APPEALS:** None

**VII. NEW APPEALS:**

**PB 23-011** – Westfield School District, Roosevelt IS, 301 Clark St., Block: 904, Lot: 2  
A capital project review of proposed renovations to building façade for consistency with the Town's Master Plan

**PB 23-04** – Westfield Crossing South Urban Renewal – 418 South Ave E.  
Blocks: 4004 / 4005    Lots: 3 / 4  
Construction of a 37-unit residential building, parking, site improvements, and open public space

**VIII. OTHER BUSINESS: General Ordinance NO. 2023-27**

An ordinance to amend the Land Use Ordinance of the Town of Westfield to establish requirements for residential roof decks within the CBD and GB-1 Zone Districts.

**IX. PENDING APPLICATIONS:**

<b>APPLICATION NUMBER</b>	<b>ADDRESS</b>	<b>APPLICATION TYPE</b>	<b>DESCRIPTION</b>	<b>STATUS</b>
<b>PB 23-06</b> Elite / Mohammad Nasser	918 South Ave W	Preliminary/Final Major Site Plan w/variances	Expansion of existing mixed-use building	Scheduled for September 6
<b>PB 23-009</b> <b>Passaic Affordable Housing</b>	211 South Ave E.	Preliminary/Final Major Site Plan w/variances	Construction of multi-family building, parking and related improvements	Scheduled for August 7
<b>PB 23-010</b> Rapuano & Rapuano, LLC	500 North Avenue East	Preliminary/Final Major Site Plan	Construction of a three-story apartment building w/29 units	Deemed Incomplete 7/7/2023 Awaiting Resubmission

*Next Planning Board Meeting: Monday, August 7, 2023*