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TOWN OF WESTFIELD

PLANNING BOARD

IN RE
PUBLIC HEARING

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TRANSCRIPT OF PROCEEDINGS
ADOPTED AS MEETING MINUTES

Monday, May 1, 2023

Municipal Building
425 East Broad Street
Westfield, New Jersey
Commencing at 7:30 p.m.

1 B E F O R E:

2

MICHAEL ASH, CHAIRMAN

3

MICHAEL LAPLACE, VICE-CHAIRMAN

4

MAYOR SHELLEY BRINDLE, MAYOR DESIGNEE

5

COUNCILMAN MICHAEL DARDIA, COUNCIL LIAISON

6

MATTHEW CEBERIO, MEMBER

7

ANASTASIA HARRISON, MEMBER

8

MICHAEL DUELKS, FIRE DEPARTMENT CHIEF

9

ALEXANDRA CARRERAS, FIRST ALTERNATE

10

ANN FREEDMAN, SECOND ALTERNATE

11

12

DON SAMMET, TOWN PLANNER/BOARD SECRETARY

13

DAVID BATTAGLIA, TOWN ENGINEER

14

15 A B S E N T:

16 ROSS GOLDSTEIN, MEMBER

17 ASIMA JANSVELD, MEMBER

18

19 A P P E A R A N C E S:

20

ASHENFELTER, TREMBULAK, MCDONOUGH, GOLIA &
TREVENEN, LLP

21

BY: ALAN TREMBULAK, ESQ.

22

Attorney for the BOARD

23

GOODMAN LAW

24

BY: GARY S. GOODMAN, ESQ.

25

Attorney for the APPLICANT PROMINENT
PROPERTIES MASON & SITE CONTRACTORS, LLC

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418 SOUTH AVENUE EAST
- PB 23-05 (*IN COMPLETENESS REVIEW*)
PSM 743 CENTRAL AVENUE
743 CENTRAL AVENUE
- PB 23-06 (*IN COMPLETENESS REVIEW*)
ELITE / MOHAMMED NASSER
918 SOUTH AVENUE WEST
- PB 23-07 (*IN COMPLETENESS REVIEW*)
BRONX REALTY, LLC
184 ELM STREET
- PB 23-08 (*IN COMPLETENESS REVIEW*)
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PASSAIC AFFORDABLE HOUSING
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P R O C E E D I N G S
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CHAIRMAN ASH: Good evening. This is a regularly scheduled meeting Westfield Planning Board May 1, 2023. Notice of this meeting has been published in accordance with the Open Public Records Act, the Sunshine Law published in the Westfield Leader and on the Westfield town website.

(Whereupon, the Pledge of Allegiance was recited.)

MR. SAMMET: Roll call?

CHAIRMAN ASH: Yes, please.

MR. SAMMET: Chairman Ash.

CHAIRMAN ASH: Here.

MR. SAMMET: Vice-chair LaPlace.

MR. LAPLACE: Yes.

MR. SAMMET: Mayor Brindle.

MAYOR BRINDLE: Yes.

MR. SAMMET: Councilman Dardia.

COUNCILMAN DARDIA: Yes.

MR. SAMMET: Chief Duelks.

MR. DUELKS: Yes.

MR. SAMMET: Ms. Harrison.

1 MS. HARRISON: Here.

2 MR. SAMMET: Mr. Ceberio.

3 MR. CEBERIO: Here.

4 MR. SAMMET: Ms. Jansveld is absent
5 this evening. Mr. Goldstein is absent this
6 evening. Ms. Carreras.

7 MS. CARRERAS: Here.

8 MR. SAMMET: And Ms. Freeman.

9 MS. FREEDMAN: Here.

10 MR. SAMMET: Thank you.

11 CHAIRMAN ASH: Thank you. We have
12 minutes from our regular meeting of April 3, 2023.
13 Can I have a motion to approve?

14 MR. CEBERIO: I'll make that motion.

15 MR. DUELKS: Second.

16 CHAIRMAN ASH: All in favor.

17 BOARD MEMBERS: Aye.

18 MS. CARRERAS: I abstain.

19 CHAIRMAN ASH: Any opposed? Thank
20 you. We have a resolution from our hearing last
21 month PB 23-01, 610 North, LLC, 610 North Avenue
22 East, Block: 3305, Lot: 4. Can I have a motion
23 to approve?

24 MR. LAPLACE: I'll move that
25 resolution.

1 CHAIRMAN ASH: Second.

2 MR. CEBERIO: Second.

3 CHAIRMAN ASH: Any questions or
4 comments? All right. Call the roll, please.

5 MR. SAMMET: Sure.

6 Chairman Ash.

7 CHAIRMAN ASH: Yes.

8 MR. SAMMET: Vice-chair LaPlace.

9 MR. LAPLACE: Yes.

10 MR. SAMMET: Mayor Brindle.

11 MAYOR BRINDLE: Yes.

12 MR. SAMMET: Councilman Dardia.

13 COUNCILMAN DARDIA: Yes.

14 MR. SAMMET: Chief Duelks.

15 MR. DUELKS: Yes.

16 MR. SAMMET: Ms. Harrison.

17 MS. HARRISON: Yes.

18 MR. SAMMET: Mr. Ceberio.

19 MR. CEBERIO: Yes.

20 MR. SAMMET: Ms. Jansveld is absent
21 this evening. Mr. Goldstein; absent.

22 Ms. Carreras, to abstain I believe in this one.

23 MS. CARRERAS: Yes.

24 MR. SAMMET: And Ms. Freeman.

25 MS. FREEDMAN: Yes.

1 MR. SAMMET: Thank you very much.

2 CHAIRMAN ASH: Thank you. We have
3 no carried appeals which take us to new appeals.
4 We have one PB 23-03 Prominent Properties,
5 647 Downer Street, Block: 2709, Lot: 2, for a
6 minor subdivision. Good evening, Mr. Goodman.

7 MR. GOODMAN: Gary Goodman for the
8 Applicant. Good evening, everybody. Tonight's
9 application is an application for a two-lot
10 subdivision. Prominent Properties Mason and Site
11 Contractors is the Applicant. 647 Downer Street
12 is the property. It's a 14,545 square foot lot
13 that's going to be divided into two lots of 7,272.
14 The area required by your ordinance is 6,000
15 square feet. All bulk requirements are being met
16 by the Applicant. This is a one-family area and
17 he proposes to subdivide for two signal-family
18 houses. My only witness tonight is our engineer,
19 Ed Dec. And I'll call Ed up.

20 CHAIRMAN ASH: Good evening,
21 Mr. Dec. Would you please raise your right hand?

22 EDWARD DEC, having been duly sworn,
23 was examined and testified as follows:

24 CHAIRMAN ASH: I believe you are a
25 frequent flier here with the Board. Just a recap

1 of your credentials.

2 MR. DEC: I'm licensed professional
3 civil engineer licensed here in the State of New
4 Jersey. Graduate of NJIT. I am the principal of
5 Guarriello and Dec Associates. I've been licensed
6 since 1993, and all of my current licenses are in
7 good standing. And previously presented many
8 applications before your Board and the Zoning
9 Board in the Town of Westfield and other
10 communities in Union County.

11 CHAIRMAN ASH: Any questions? Okay.
12 We'll accept your qualifications as a professional
13 engineer.

14 MR. DEC: Thank you.

15 BY MR. GOODMAN:

16 Q. Ed, you've been retained by
17 Prominent Properties to do the engineering and the
18 survey on this site?

19 A. That's correct.

20 Q. I understand that we don't have it
21 on camera, so maybe you should move closer to your
22 plan, and please tell the Board what exists now
23 and what is proposed.

24 A. Sure. What's up on the easel is the
25 same plans that are in front of the members of the

1 Board. It consists of three sheets plus the soil
2 erosion control plan. You can see Sheet 1, which
3 is entitled "Proposed Subdivision, 647 Downer
4 Street." It's currently Lot 2. And as
5 Mr. Goodman described, the size of the tract is
6 14,500, and we subdivide to 7,200 and change. On
7 the square feet, we're over the minimum required
8 of the minimum lot size by 1,200 square feet. On
9 Sheet 1 we have the zoning chart, we have general
10 notes, the prevailing setback calculations, the
11 zoning map, the key map, and the 200' list.

12 On Sheet 2 it shows on the left-hand
13 side of the plan shows the existing conditions.
14 Presently on the plan, there's the existing
15 two-story family dwelling and the existing garage
16 in the rear of the property. The property is
17 serviced by a driveway which is from Downer Street
18 sloping to the back of the existing property.

19 The right side of the plan shows how
20 the property will be subdivided. We'll be
21 subdivided into two equal lots 50 feet wide by
22 145 feet long, which gives you a square footage of
23 7,250 square feet. I think an important note is
24 that when the new subdivision is created -- I'll
25 show you the next page -- this area here will be

1 eliminated. (Indicating.) All of that paved area
2 in the back and the garage. So it will give a
3 much greater buffer between the existing lots to
4 the south and east of the property and where the
5 new house will be. On Sheet 3 these show the
6 proposed lot subdivision along the proposed
7 building on those lots.

8 Q. It's just an envelope in terms of
9 what can be built there?

10 A. Yeah. It's a footprint of the
11 building that could be put there. Of course, we
12 put that building in dimensions that are close to
13 meeting the maximum allowable as far as floor area
14 ratio, building coverages, and the side and front
15 setbacks. So there's more than an adequate area.
16 Again, we're exceeding by 1,200 square feet. More
17 than adequate area in the rear, and also to the
18 sides adjoining the property (indiscernible.)
19 We're proposing an attached garage. The driveway
20 is going to be built as front-entrance driveways
21 on both structures.

22 And that would be pretty much the
23 extent of how we're describing our proposed
24 improvements at this time. You can see the rest
25 of the plan details of how we'll address the

1 improvements such as a new curb and clean-outs and
2 circulation. Also in the left-hand corner on
3 Sheet 3, we have a plan that shows all of the
4 existing structures that are within 100 feet of
5 the proposed lot. You can see that all the lots
6 do have existing signal-family homes within that
7 100-foot area.

8 Q. Could you go just through for the
9 Board the requirements for the R-6 zone in terms
10 of what is permitted and what these particular two
11 lots will allow?

12 A. Certainly. Again, both lots;
13 proposed Lot 2.01 and 2.02 will be identical in
14 size, in width, and length. The minimum
15 requirement is 6,000 square feet per lot. We're
16 proposing 7,272.73 square feet. The lot width,
17 the minimum is 50, we are providing a 50-foot wide
18 lot for both proposed lots. Lot depth is a
19 minimum of 120, and we have 145.5 for both lots.
20 Setback is a prevailing distance of 25.8 feet, and
21 we would hold that same prevailing for any new
22 proposed structures. Side setbacks are 10 with a
23 combination of 20 in total. That's, again, the
24 maximum allowable for minimum side yard setbacks
25 allowable, and that would be something we would

1 not exceed. The rear setback; 35 feet. And a
2 house similar to what we're proposing here, again,
3 is closer to both the maximum allowable footprint
4 for a building in that zone. We're going to have
5 about a 68-foot rear setback which is quite
6 generous, and a nice backyard area proposed for
7 the proposed lots and also for the lots behind it.
8 The building height will not exceed what's
9 allowed, which is 13 feet. Again, the FAR will
10 comply. And the building coverage per lot will
11 comply.

12 Q. Ed, you received tonight the
13 engineering report?

14 A. Yes, I have.

15 Q. Is there anything there you do not
16 comply with?

17 A. No, none at all. We comply with all
18 those conditions.

19 MR. GOODMAN: Questions for Mr. Dec.

20 CHAIRMAN ASH: Members of the Board,
21 any questions for Mr. Dec?

22 MR. LAPLACE: Good evening. When I
23 first saw this site proposal and subdivision
24 proposal I was excited because it shows that the
25 existing condition showed the existing house off

1 to one side. And I was wondering -- I got a
2 little less excited when I saw that house was
3 going to be demolished here and you're making two
4 identical sites -- was there any consideration of
5 keeping the existing house and then just building
6 on the second lot?

7 MR. GOODMAN: It's probably a better
8 question for Mr. Mastroianni, the principal. I'll
9 bring him up after Mr. Dec.

10 MR. LAPLACE: All right. Was there
11 any -- even with your proposal as it is -- was
12 there any consideration of a shared driveway or
13 one driveway area together down the middle so that
14 there would be one curb cut and less impervious
15 coverage than to be two separate driveways as you
16 are currently implying?

17 MR. DEC: I don't think we've looked
18 at it anywhere further than conceptually. There's
19 really no definitive, at this point, house
20 configuration that we are proposing.

21 MR. LAPLACE: Yeah. I see that in
22 the conceptual -- like, how the house could fit on
23 the two lots proposed, they seem to be identical
24 in terms of, like, sort of where the garage door
25 is.

1 MR. DEC: Well, there is that little
2 like entrance which we will adhere to.

3 MR. LAPLACE: So you wouldn't do two
4 identical units next to each other as it seems to
5 be showing conceptually?

6 MR. DEC: Well, we're showing both
7 on the left side of the house as we were fixing
8 the street. Again, that could be something you
9 could put two alongside of each other. We're
10 really not sure how it's going to go.

11 MR. LAPLACE: All right. Thank you.

12 CHAIRMAN ASH: Anyone other members
13 of the Board? Are there any members of the public
14 who have questions for Mr. Dec? Okay.

15 MR. DEC: Thank you.

16 MR. GOODMAN: I'd like to call on
17 Mr. Mastroianni.

18 MR. MASTROIANNI: Good evening.

19 CHAIRMAN ASH: Good evening. Please
20 raise your right hand.

21 GIOVANNI MASTROIANNI, having been
22 duly sworn, was examined and testified as follows:

23 BY MR. GOODMAN:

24 Q. Mr. Mastroianni, you are the
25 principal of Prominent Properties Mason and Site

1 Contractors, LLC?

2 A. I am, yes.

3 Q. With regard to the existing
4 structure, there was a question as to your
5 thoughts with regard to keeping the house or
6 renovating or retrofitting the house versus
7 tearing it down.

8 A. The basement height is about 5 feet
9 in height, and the rest of the house is completely
10 dilapidated. The beams are all rotting inside and
11 there's water damage in the basement. The height
12 of the structure on the second floor is just not
13 going to make it viable for somebody to come in
14 and actually buy the house and renovate it as
15 well.

16 Q. Was any thought given to going with
17 a shared driveway?

18 A. On the buying side, I would not want
19 to purchase a house with both driveways being
20 shared at that price point.

21 MR. GOODMAN: Any further questions
22 for Mr. Mastroianni?

23 CHAIRMAN ASH: Any follow-up?

24 MR. LAPLACE: Yeah. Your reply on
25 the driveway was really an economic reply, it's

1 not a land use reply. You're saying it's just in
2 terms of marketing.

3 MR. MASTROIANNI: That is correct.

4 MR. LAPLACE: But putting two maybe
5 narrower driveways together sort of centered on
6 the property line instead of having two separate
7 wide roads taking up -- you know, having a lot of
8 impervious surface to the sites and having to have
9 two curb cuts instead of one; would it be
10 possible?

11 MR. MASTROIANNI: I feel a buyer
12 would not want to share a driveway. They would
13 just not. At that price point, they'd walk away
14 from that; I believe.

15 MR. LAPLACE: And you were saying
16 that it's your opinion that the house could be
17 renovated; the existing house? I went by and
18 looked at it and it looks like it's being
19 demolished. That's not -- it's sort of a natural
20 deteriorating state? You started taking the -- it
21 looks like the siding has been taken off and a lot
22 of the exterior.

23 MR. MASTROIANNI: There was asbestos
24 underneath the aluminum siding. We did that off,
25 yes.

1 MR. LAPLACE: Okay. Thank you.

2 CHAIRMAN ASH: Any more questions?

3 Any members of the public with questions?

4 MR. MASTROIANNI: Thank you.

5 CHAIRMAN ASH: Thank you.

6 MR. GOODMAN: That's our application

7 tonight. Thank you.

8 CHAIRMAN ASH: Don?

9 MR. SAMMET: Just a few comments.

10 The owner of the property did go the Historic
11 Preservation Commission at the end of last year.
12 It's pre-1930s construction. We wanted to be sure
13 that -- well, to find out whether or not
14 demolition approval would be granted for the
15 property. They did review it and issued a letter
16 on December 5, 2022, giving the authorization for
17 demolition for a period of one year. Also, I
18 would suggest to the Board if the Board does grant
19 this subdivision approval that some conditions be
20 that the tree removal permit, and reviewed by the
21 Tree Preservation Commission, be obtained if
22 required. And that the Applicant appears before
23 the Site Plan Review Committee to determine
24 compliance with the so-called "look-alike"
25 provisions in the town ordinance. That's a

1 standard condition for a subdivision application.
2 Thank you.

3 CHAIRMAN ASH: Thank you. Members
4 of the Board, any comments about the application?

5 MR. LAPLACE: I'll just complete my
6 comments for this application. I'll be voting in
7 favor because it meets all the requirements, it
8 doesn't need any variances. Having said that, I'm
9 disappointed that it isn't a more sustainable
10 green approach to doing this. We're kind of going
11 in that direction in Westfield where we've had
12 some subdivisions where we've been able to retain
13 the existing house and even grant some variances
14 if we had to there, figure out how to, you know,
15 put another dwelling on it. So I'm a little
16 disappointed. This looks like an opportunity to
17 do that. But having said that, it does meet the
18 minimum requirements for subdivision. So I will
19 approve it. One thing, I wonder if Don would just
20 say a few words about that I know there's been
21 some confusion in the past. This is involving the
22 front elevation of the proposed houses and making
23 sure that the garage doors are not forward of the
24 part of that first-floor elevation where people
25 walk into the house as opposed to automobiles.

1 MR. SAMMET: That's absolutely
2 correct. We have a zoning ordinance provision
3 that applies in all the RS zones where a
4 front-facing garage must be stepped back at least
5 2 feet from the main facade of the home. As the
6 Vice Chair stated, that's to, sort of, stop the
7 garage from becoming the prominent design feature
8 on the front-facing facade of the house.

9 CHAIRMAN ASH: Thank you. Any other
10 members of the Board have any comments on the
11 application? No? I think would agree with your
12 assessment, Mr. LaPlace, that this is really a
13 question of taking an oversized lot in the zone
14 and drawing a line down the middle into two
15 fully-compliant lots.

16 If there are no other comments, I
17 will make a motion to approve with the conditions
18 particularly by Mr. Sammet that a tree removal
19 permit be applied for to the Tree Preservation
20 Commission and that the Applicant returns to the
21 Site Plan Review Committee for review in
22 compliance with the local look-alike provision.

23 MR. TREMBULAK: Chair, I'll also add
24 to that compliance with the engineer's memorandum,
25 and stipulating to the usual requirement for

1 filing for a subdivision deed.

2 CHAIRMAN ASH: Yes. I'll add those
3 to the motion.

4 MS. FREEDMAN: I'll second it.

5 CHAIRMAN ASH: Second. Thank you.
6 Roll call, please.

7 MR. SAMMET: Sure. I'll go around
8 the table. Councilman Dardia.

9 COUNCILMAN DARDIA: Yes.

10 MR. SAMMET: Ms. Harrison.

11 MS. HARRISON: Yes.

12 MR. SAMMET: Mayor Brindle.

13 MAYOR BRINDLE: Yes.

14 MR. SAMMET: Vice-chair LaPlace.

15 MR. LAPLACE: Yes.

16 MR. SAMMET: Chair Ash.

17 CHAIRMAN ASH: Yes.

18 MR. SAMMET: Mr. Ceberio.

19 MR. CEBERIO: Yes.

20 MR. SAMMET: Ms. Carreras.

21 MS. CARRERAS: Yes.

22 MR. SAMMET: Ms. Freedman.

23 MS. FREEDMAN: Yes.

24 MR. SAMMET: And Chief Duelks.

25 CHIEF DUELKS: Yes.

1 MR. GOODMAN: Thank you.

2 MR. MASTROIANNI: Thank you.

3 CHAIRMAN ASH: This takes us to the
4 portion of our agenda which I will call the
5 ordinance fun. Don, when you're ready with the
6 pile of ordinances.

7 MR. LAPLACE: Did you take your
8 vitamins, Don?

9 MR. SAMMET: The pile of ordinances
10 consists of 10 ordinances. And I prepared a memo
11 on it. The ordinance can really be broken down
12 into three separate categories; if you will. One
13 is an amendment of the town Historic Preservation
14 Ordinance. The second grouping is the designation
15 of three separate individual properties in
16 Stoneleigh Park as historic sites under our
17 Historic Preservation Ordinance. And the third
18 grouping consists of ordinance amendments that
19 come from recommendations either in the Master
20 Plan Examination Report or the Unified Land Use
21 and Circulation Element.

22 Starting with the first grouping
23 which is an amendment of the Historic Preservation
24 Ordinance. Our Historic Preservation Element
25 recommends that the town's Historic Preservation

1 Commission seek what's called "certified local
2 government status" from the state for the
3 preservation ordinance. Vice-chair LaPlace, I
4 believe you in particular will be familiar with
5 this from Montclair and probably elsewhere as
6 well. Obtaining that certified local government
7 status shows that your commission has a certain
8 level of expertise on that body, that your
9 ordinances meet what are best practices in the
10 state when it comes to historic preservation, it
11 allows for the opportunity to seek some additional
12 funding sources that are only available to
13 certified local governments, and it also allows
14 for the local Historic Preservation Commission to
15 have comment on certain projects which involve
16 federal funding or involve federal regulations,
17 and the commission can make comments which will go
18 back to the state Historic Preservation Ordinance.
19 So you'll get a local review, historic review, if
20 you will, on projects that are taking place that,
21 again, impact federal regulations.

22 The ordinance, our town attorney
23 Tom Jardim, worked on this with myself and with
24 Alan Trembulak. It incorporates those state
25 historic preservation ordinance comments. It

1 actually also updates a penalty provision in the
2 ordinance, and it clarifies the role of the boards
3 when it comes to applications before them that
4 involve historic structures. This ordinance is
5 certainly consistent with the town Master Plan.
6 We have the recommendation in the Historic
7 Preservation Element that the Town seek or the
8 Historic Preservation Commission seek certified
9 local government status. And we have two direct
10 goals in the objectives under that that call for
11 preservation protection of older housing and
12 historic properties in town.

13 The second grouping of ordinances
14 deals with the destination that three separate
15 properties in Stoneleigh Park; 3, 5, and 18
16 Stoneleigh Park are local historic landmarks or
17 sites. A little editorial comment; this is
18 probably no small -- this is due in no small way
19 to Anastasia and the designation of her house in
20 Stoneleigh Park. As the designation of the
21 property is landmarked it's included in the Land
22 Use Ordinance and it also involves a zoning map
23 change. That's why it's before you this evening.
24 Of the three properties 2 Stoneleigh Park is
25 identified as an individual historic site in the

1 Historic Preservation Element. 5 and 18 are in
2 the Stoneleigh Park historic district. And the
3 preservation by local designation is certainly
4 consistent with the Master Plan where we're
5 promoting the conservation of various historical
6 sites, structures, and districts in Westfield.
7 It's also preservation month, so this is an
8 excellent time for the designation of these three
9 properties.

10 The third grouping of ordinances
11 comes from recommendations in the Master Plan
12 Examination or Unified Land Use and Circulation
13 Element in the Master Plan. One is the definition
14 of a bay window. This comes out of reexamination.
15 We wanted to be sure in the Master Plan says that
16 we need to adequately describe this architectural
17 window feature. What's happening now is the
18 existing definition defines a bay window as an
19 alcove of a room which projects from an outside
20 wall and has its own windows. We have actually
21 run into situations where designers would come and
22 they would design bump-outs to the house. The
23 example I like to give is we had a design
24 professional propose a bathroom that projected
25 from the outside wall of the home into the

1 required setback. It gave them extra floor area.
2 Why was this important when it comes to the
3 definition of bay window? Because bay windows get
4 a certain exemption in terms of square footage and
5 allow wall encroachment into a setback. So we
6 would get into constant debates what our
7 interpretation has been of the ordinance and that
8 a bay window isn't simply "alcove or projection of
9 living space" it's a series of windows which make
10 up that structures. What we did was amend the
11 ordinance. We went to an architectural dictionary
12 to get the definition and we adopted it with -- or
13 we propose by using that definition. The Town
14 definition is near identical to what's found in
15 that publication.

16 The second ordinance is for a
17 definition of building eave height. In our RS
18 zones in particular, we have a restriction on
19 building eave height, but we do not measure to the
20 eaves that are part of dormers on attic levels or
21 above the second story. What happens on occasion,
22 we see design professionals and architects design
23 massive shed-style dormers extending across the
24 full width -- or near the full width of the roof,
25 I should say -- and they say, well, no, it's a

1 dormer, and you can't measure to that eave height.
2 So what we're doing here is we're codifying what
3 the Town's practice has been which is we will not
4 measure to the eave height on a dormer unless that
5 dormer exceeds -- dormer or combination of dormers
6 -- exceed 50% of the width of the roof structure.

7 The next definition of swimming
8 pool; Westfield defines swimming pools as those
9 bodies of water which have a water depth greater
10 than 3 feet. The result has been the construction
11 of some permanent wading pools which are below 3
12 feet in depth, very close to property lines within
13 5 feet from property lines, where swimming pools,
14 as defined by ordinance, need to be 15 feet from
15 property lines. This has resulted in some
16 conflicts between neighbors. In the
17 reexamination, we noted that we should amend this
18 to say that a swimming pool is something that can
19 be defined by wading, other aquatic sports and
20 recreation, and not just swimming or diving, and
21 we remove depth provision for what makes up a
22 swimming pool.

23 Moving on; retaining walls. Our
24 existing ordinance has a provision that we measure
25 retaining walls from grade to its highest point,

1 but if there's a fence or other restraining device
2 on top of that retaining wall we measure to that
3 top. So you wind with a combination of retaining
4 wall and fence. The problem is the ordinance
5 doesn't say at what separation does there need to
6 be before we do not include that fence or
7 restraining device as part of the overall height.
8 So the Town, by way of practice for years, has not
9 considered restraining device or fence on top of
10 the retaining wall part of the retaining wall
11 unless it's physically affixed to that retaining
12 wall. So we're codifying that. And again, it's
13 to provide guidance to design professionals and
14 homeowners as to what the Town's practice has
15 been.

16 The next ordinance is in regard to
17 conditional uses. We have a provision in the Land
18 Use Ordinance that prohibits a conditional use
19 from being on a lot with a non-conditional use
20 such as a principal permitted use. This results
21 or can result from the variance situations that
22 for cases which it really wouldn't be necessary or
23 it's not recommended to -- for someone to have to
24 need a variance for that. For example,
25 microbreweries in town, they're a permitted

1 conditional use. When the Lions Roar Brewery came
2 to you for conditional use approval to operate
3 they needed to request a variance because the
4 building they were in was located in the same --
5 also had residential units in it. So they
6 technically needed a variance from that provision
7 to open up their microbrewery because the building
8 also had residential units in it. And it seems
9 that it would be in the Town's best interest to
10 promote the establishment of businesses such as
11 that and not put up roadblocks for them. So we're
12 proposing removing that provision that the
13 conditional use and non-conditional can't be in
14 the same building or on the same lot.

15 The final ordinance -- and this one
16 comes out of the Unified Land Use and Circulation
17 Plan -- is truly the first step in a series of
18 updates that need to be made to the zoning
19 ordinance when it comes to construction in town
20 and design elements, but we're updating the
21 building design guidelines. Your Master Plan
22 Element recommends that the Town have building
23 design standards that occur; facade articulations
24 to discourage monotony, and that design standards
25 for residential zones be addressed. So what we've

1 done, where we do some design regulations, they're
2 general in nature and we felt more specificity
3 should be added. We amend two sections of the
4 Land Use Ordinance. One section is located in the
5 zoning ordinance section of the code, and the
6 second is located in Article 10 of the Land Use
7 Ordinance which applies to site plan applications.
8 So what we did, we looked at not only what we've
9 done recently with redevelopment plans in town, we
10 looked at how Montclair handles this, we looked at
11 how Summit handles this, and we put together a set
12 of design standards that apply to separate
13 building topologies in town that are listed in our
14 Land Use Ordinance; single-family residential
15 uses, attached family structures, multi-family
16 dwellings, mixed non-residential, and residential
17 development, as well as nonresidential
18 development. We had implemented things in this
19 draft ordinance that the Land Use and Circulation
20 Element calls for such as orientation towards the
21 public streets, again, facade articulations to
22 avoid large masses of building. What we've also
23 done is many years ago now, the Planning Board had
24 a committee that was looking at -- as part of the
25 work they were doing -- they were looking at the

1 so-called "look-alike provisions" in the ordinance
2 that we just conditioned the prior subdivision
3 approval on. And I had notes from what that
4 committee put together, and I put those into the
5 draft ordinance. So we have refined, and some
6 additional standards, for what constitutes a
7 difference between adjoining structures when
8 they're, again, built right next to one another as
9 part of an overall project.

10 There's a lot in there. I'm happy
11 to answer any questions that you may have. All of
12 these -- the last groupings certainly come out of
13 the Master Plan Re-exam and the Unified Land Use
14 and Circulation Element from the Master Plan. I
15 believe them to be consistent with those documents
16 and support what the goals and objects are in the
17 Master Plan as well.

18 CHAIRMAN ASH: Thank you. I guess
19 we should take these one at a time with the Board
20 making a finding whether the ordinance is
21 inconsistent with the Master Plan.

22 Our first ordinance is Number
23 2023-13, an ordinance establishing a Historic
24 Preservation Commission and providing for the
25 designation and preservation of historic districts

1 and historic landmarks in the Town of Westfield.

2 Any members of the Board have
3 questions for Mr. Sammet about this ordinance?

4 No? Okay. I would move for a resolution.

5 MR. TREMBULAK: Yeah. A resolution
6 finding that the ordinance is not inconsistent
7 with the -- the proposed ordinance is not
8 inconsistent with the Master Plan.

9 CHAIRMAN ASH: All right. I move
10 for a resolution that Ordinance 2023-13 is not
11 inconsistent with the Master Plan.

12 MR. CEBERIO: I'll make that motion.

13 CHAIRMAN ASH: I made the motion.

14 MR. CEBERIO: Sorry. Second.

15 CHAIRMAN ASH: Roll call.

16 MR. SAMMET: Chief Duelks.

17 CHIEF DUELKS: Yes.

18 MR. SAMMET: Ms. Freedman.

19 MS. FREEDMAN: Yes.

20 MR. SAMMET: Ms. Carreras.

21 MS. CARRERAS: Yes.

22 MR. SAMMET: Mr. Ceberio.

23 MR. CEBERIO: Yes.

24 MR. SAMMET: Chair Ash.

25 CHAIRMAN ASH: Yes.

1 MR. SAMMET: Vice-chair LaPlace.

2 MR. LAPLACE: Yes.

3 MR. SAMMET: Mayor Brindle.

4 MAYOR BRINDLE: Yes.

5 MR. SAMMET: Ms. Harrison.

6 MS. HARRISON: Yes.

7 MR. SAMMET: And Councilman Dardia.

8 COUNCILMAN DARDIA: Yes.

9 CHAIRMAN ASH: The next is Ordinance
10 2023-14, an ordinance designating 3 Stoneleigh
11 Park, shown on the Town of Westfield tax map as
12 Block: 4207, Lot: 20, as a historic landmark and
13 modifying the zoning map.

14 Any questions about this ordinance?
15 Seeing none, I will move that the Board adopt a
16 resolution finding that Ordinance 2023-14 is not
17 inconsistent with the Master Plan.

18 MS. HARRISON: I'll second it.

19 CHAIRMAN ASH: Thank you. Roll
20 call.

21 MR. SAMMET: I'll go with this side.
22 Councilman Dardia.

23 COUNCILMAN DARDIA: Yes.

24 MR. SAMMET: Ms. Harrison.

25 MS. HARRISON: Yes.

1 MR. SAMMET: Mayor Brindle.

2 MAYOR BRINDLE: Yes.

3 MR. SAMMET: Vice-chair LaPlace.

4 MR. LAPLACE: Yes.

5 MR. SAMMET: Chair Ash.

6 CHAIRMAN ASH: Yes.

7 MR. SAMMET: Mr. Ceberio.

8 MR. CEBERIO: Yes.

9 MR. SAMMET: Ms. Carreras.

10 MS. CARRERAS: Yes.

11 MR. SAMMET: Ms. Freedman.

12 MS. FREEDMAN: Yes.

13 MR. SAMMET: And Chief Duelks.

14 CHIEF DUELKS: Yes.

15 CHAIRMAN ASH: Next, we have

16 Ordinance 2023-15, an ordinance designating
17 5 Stoneleigh Park, shown on the Town of Westfield
18 tax map as Block: 4207, Lot: 18, as a historic
19 landmark and modifying the zoning map.

20 Any questions or comments? I will
21 move for the Board to adopt a resolution finding
22 that Ordinance 2023-15 is not inconsistent with
23 the Master Plan.

24 MS. HARRISON: I'll second it.

25 CHAIRMAN ASH: Thank you, again.

1 MR. SAMMET: Chief Duelks.
2 CHIEF DUELKS: Yes.
3 MR. SAMMET: Ms. Freedman.
4 MS. FREEDMAN: Yes.
5 MR. SAMMET: Ms. Carreras.
6 MS. CARRERAS: Yes.
7 MR. SAMMET: Mr. Ceberio.
8 MR. CEBERIO: Yes.
9 MR. SAMMET: Chair Ash.
10 CHAIRMAN ASH: Yes.
11 MR. SAMMET: Vice-chair LaPlace.
12 MR. LAPLACE: Yes.
13 MR. SAMMET: Mayor Brindle.
14 MAYOR BRINDLE: Yes.
15 MR. SAMMET: Ms. Harrison.
16 MS. HARRISON: Yes.
17 MR. SAMMET: Councilman Dardia.
18 COUNCILMAN DARDIA: Yes.
19 CHAIRMAN ASH: Thank you. Number
20 four; Ordinance Number 2023-16, an ordinance
21 designating 18 Stoneleigh Park, shown on the Town
22 of Westfield tax map as Block: 4209, Lot: 7, as
23 a historic landmark and modifying the zoning map.
24 Questions and comments?
25 MAYOR BRINDLE: I'll just make a

1 comment. Thank you again, Anastasia, for getting
2 the ball rolling on Stoneleigh Park. I really
3 want to thank this Planning Board for supporting
4 historic preservation. I think it's important to
5 note this is the thirteenth designation in the
6 last five years. It's unheard of in terms of a
7 town making it up to that. As I said previously,
8 what I think this does, this ordinance -- and
9 we're seeing it tonight -- is create a culture of
10 historic preservation in Westfield where we put a
11 stake in the town that this is something that the
12 Town values. So, therefore, it's created this
13 volunteerism from residents who are willingly
14 designating their homes because they understand
15 it's something that their community values and
16 it's a great legacy for them. So I want to thank
17 you, Anastasia, for Stoneleigh Park in particular
18 and this Planning Board for their support. This
19 is quite remarkable having three in one night.
20 You've seen it all; right?

21 MR. LAPLACE: I'm sorry to say that
22 I can't even say anything.

23 MAYOR BRINDLE: It's great.

24 CHAIRMAN ASH: Well then, I will
25 move the Board to adopt a resolution finding that

1 Ordinance 2023-16 is not inconsistent with the
2 Master Plan.

3 MR. LAPLACE: I'll second that.

4 CHAIRMAN ASH: Thank you.

5 MR. SAMMET: Councilman Dardia.

6 COUNCILMAN DARDIA: Yes.

7 MR. SAMMET: Ms. Harrison.

8 MS. HARRISON: Yes.

9 MR. SAMMET: Mayor Brindle.

10 MAYOR BRINDLE: Yes.

11 MR. SAMMET: Vice-chair LaPlace.

12 MR. LAPLACE: Yes.

13 MR. SAMMET: Chair Ash.

14 CHAIRMAN ASH: Yes.

15 MR. SAMMET: Mr. Ceberio.

16 MR. CEBERIO: Yes.

17 MR. SAMMET: Ms. Carreras.

18 MS. CARRERAS: Yes.

19 MR. SAMMET: Ms. Freedman.

20 MS. FREEDMAN: Yes.

21 MR. SAMMET: And Chief Duelks.

22 CHIEF DUELKS: Yes.

23 CHAIRMAN ASH: The next Ordinance
24 number 2023-17, an ordinance to amend the Land Use
25 Ordinance of the Town of Westfield in regard to

1 the definition of bay window.

2 MR. LAPLACE: Chair, I have a
3 question. Maybe just a point of clarification. I
4 was looking at the proposed definition of a bay
5 window, and as I recall, in architecture, there
6 are bay windows and oriel windows. Bay windows
7 usually extend down to the floor, and oriel
8 windows project and usually doesn't extend to the
9 floor. So I was wondering if we should include
10 that in the definition. Perhaps we could say "a
11 series of windows projecting outward from the main
12 wall of a building and forming a bay or alcove in
13 a room within, usually, but not always, having a
14 floor, such as in the case of an oriel window." I
15 was just wondering if we should fold "oriel" into
16 our definition.

17 MR. SAMMET: The only question with
18 that is that the exemption, the setback, the
19 allowable setback encroachment is only allowed on
20 the ground floor. So I want to be sure that by
21 including the term "oriel" that it would be all
22 right. The practical answer is that we would
23 allow for the oriel to encroach --

24 (Crosstalk.)

25 MR. LAPLACE: Yeah. Exactly. It is

1 sort of inclusive, so I don't think it's
2 necessary. It just sort of popped into my head.
3 So I don't think it needs to be amended. I just
4 wanted to bring it to your attention.

5 MR. SAMMET: Yeah. But I hope it
6 gives some comfort that it would be interpreted --

7 (Crosstalk.)

8 MS. HARRISON: Can I say I'm one of
9 those design professionals to push the bay window
10 to the limits and have the Town push back on me.

11 MR. SAMMET: I think that the is
12 that our existing definition starts with "an
13 alcove of a room." Would you agree, Anastasia?

14 MS. HARRISON: Yeah. I think "a
15 series of windows projecting" because that's the
16 part that you always get caught up on when the
17 windows don't come around the sides.

18 MR. SAMMET: Right.

19 MS. HARRISON: So here it's a whole
20 unit that's all together.

21 MR. LAPLACE: Yeah. And the really
22 important part that you have in here is where it
23 says "in a room within" meaning part of a larger
24 room. So then you don't have a problem with a
25 bathroom or something. You're not going to want

1 that to go into a larger room; I wouldn't think.

2 MS. HARRISON: Unless it's a very
3 large bathroom.

4 MR. SAMMET: So, again -- and I'm
5 not an architect -- I pulled out the Visual
6 Dictionary of Architecture for the definition.

7 MS. HARRISON: Yeah. A "series"
8 word is what is understood.

9 CHAIRMAN ASH: Okay. At this time,
10 I would move for the Board to adopt a resolution
11 finding Ordinance Number 2023-17 is not
12 inconsistent with the Master Plan.

13 MR. CEBERIO: I'll second.

14 CHAIRMAN ASH: Thank you.

15 MR. SAMMET: Chief Duelks.

16 CHIEF DUELKS: Yes.

17 MR. SAMMET: Ms. Freedman.

18 MS. FREEDMAN: Yes.

19 MR. SAMMET: Ms. Carreras.

20 MS. CARRERAS: Yes.

21 MR. SAMMET: Mr. Ceberio.

22 MR. CEBERIO: Yes.

23 MR. SAMMET: Chair Ash.

24 CHAIRMAN ASH: Yes.

25 MR. SAMMET: Vice-chair LaPlace.

1 MR. LAPLACE: Yes.

2 MR. SAMMET: Mayor Brindle.

3 MAYOR BRINDLE: Yes.

4 MR. SAMMET: Ms. Harrison.

5 MS. HARRISON: Yes.

6 MR. SAMMET: And Councilman Dardia.

7 COUNCILMAN DARDIA: Yes.

8 CHAIRMAN ASH: The next is Ordinance
9 Number 2023-18, an ordinance to amend the Land Use
10 Ordinance of the Town of Westfield in regard to
11 the definition of building eave height.

12 MS. HARRISON: I have questions.
13 Where it says -- it's sort of the third sentence
14 -- "If a dormer or combination of dormers extends
15 for 50% or greater of the width of the roof
16 structure, building eave height shall be measured
17 to the eave(s) of the dormer(s.)" Is that in
18 combination, the entire circumference of the roof?
19 Is it per elevation? How will that be determined?
20 That would be very helpful if it was more clearly
21 defined where it says "width of the roof
22 structure" you know "at each elevation." How do
23 you want to -- because I could see somebody
24 saying, oh, I've got 120 linear feet of roof, and
25 now you have 30 feet, not 60 feet of eave, and

1 getting underneath of it. So if the code means
2 you don't want to 50% per each of elevation,
3 then...

4 MR. SAMMET: That's the intent; on
5 each elevation.

6 MS. HARRISON: I think you just need
7 to tighten the words up and just maybe put "at
8 each elevation" you know "measured at each
9 elevation."

10 MR. SAMMET: Okay. I'll bring that
11 back and see if that will require a new
12 introduction or not, but it seems de minimis
13 enough to me.

14 CHAIRMAN ASH: So would it be a
15 resolution with also the recommendation?

16 MR. TREMBULAK: Yeah. You make the
17 same finding and with that recommendation.

18 CHAIRMAN ASH: And, Don, you have
19 specificity with that recommendation?

20 MR. SAMMET: Yes. Just add a few
21 words; "50% or greater of the width of the roof
22 structure at each elevation."

23 CHAIRMAN ASH: Any comments or
24 questions? All right. Anastasia, why don't you
25 make the motion?

1 MS. HARRISON: I'll make a motion
2 that Ordinance Number 2023-18 is not inconsistent
3 with the Master Plan.

4 CHAIRMAN ASH: And further
5 recommends...

6 MS. HARRISON: And I further
7 recommend that the definition of roof structure is
8 defined at each elevation.

9 CHAIRMAN ASH: Second.

10 MR. SAMMET: Chief Duelks.

11 CHIEF DUELKS: Yes.

12 MR. SAMMET: Ms. Freedman.

13 MS. FREEDMAN: Yes.

14 MR. SAMMET: Ms. Carreras.

15 MS. CARRERAS: Yes.

16 MR. SAMMET: Mr. Ceberio.

17 MR. CEBERIO: Yes.

18 MR. SAMMET: Chair Ash.

19 CHAIRMAN ASH: Yes.

20 MR. SAMMET: Vice-chair LaPlace.

21 MR. LAPLACE: Yes.

22 MR. SAMMET: Mayor Brindle.

23 MAYOR BRINDLE: Yes.

24 MR. SAMMET: Ms. Harrison.

25 MS. HARRISON: Yes.

1 MR. SAMMET: Councilman Dardia.

2 COUNCILMAN DARDIA: Yes.

3 CHAIRMAN ASH: Ordinance Number
4 2023-19, an ordinance to amend the Land Use
5 Ordinance of the Town of Westfield in regard to
6 the definition of swimming pool.

7 Any questions or comments on this
8 one? I will make a motion that the Board adopts a
9 resolution finding that Ordinance Number 2023-19
10 is not inconsistent with the Master Plan.

11 MS. FREEDMAN: I'll second that.

12 MR. SAMMET: Seconded by
13 Ms. Freedman.

14 Councilman Dardia.

15 COUNCILMAN DARDIA: Yes.

16 MR. SAMMET: Ms. Harrison.

17 MS. HARRISON: Yes.

18 MR. SAMMET: Mayor Brindle.

19 MAYOR BRINDLE: Yes.

20 MR. SAMMET: Vice-chair LaPlace.

21 MR. LAPLACE: Yes.

22 MR. SAMMET: Chair Ash.

23 CHAIRMAN ASH: Yes.

24 MR. SAMMET: Mr. Ceberio.

25 MR. CEBERIO: Yes.

1 MR. SAMMET: Ms. Carreras.

2 MS. CARRERAS: Yes.

3 MR. SAMMET: Ms. Freedman.

4 MS. FREEDMAN: Yes.

5 MR. SAMMET: Chief Duelks.

6 CHIEF DUELKS: Yes.

7 CHAIRMAN ASH: Ordinance Number
8 2023-20, an ordinance to amend the Land Use
9 Ordinance of the Town of Westfield in regard to
10 conditional uses.

11 Any questions or comments? Seeing
12 none, I'll move for the Board to adopt a
13 resolution finding that Ordinance Number 2023-20
14 is not inconsistent with the Master Plan.

15 MR. LAPLACE: I'll second that
16 motion.

17 MR. SAMMET: Chief Duelks.

18 CHIEF DUELKS: Yes.

19 MR. SAMMET: Ms. Freedman.

20 MS. FREEDMAN: Yes.

21 MR. SAMMET: Ms. Carreras.

22 MS. CARRERAS: Yes.

23 MR. SAMMET: Mr. Ceberio.

24 MR. CEBERIO: Yes.

25 MR. SAMMET: Chair Ash.

1 CHAIRMAN ASH: Yes.

2 MR. SAMMET: Vice-chair LaPlace.

3 MR. LAPLACE: Yes.

4 MR. SAMMET: Mayor Brindle.

5 MAYOR BRINDLE: Yes.

6 MR. SAMMET: Ms. Harrison.

7 MS. HARRISON: Yes.

8 MR. SAMMET: Councilman Dardia.

9 COUNCILMAN DARDIA: Yes.

10 MR. SAMMET: I'll be saying these
11 names in my sleep tonight.

12 CHAIRMAN ASH: Ordinance Number
13 2023-21, an ordinance to amend the Land Use
14 Ordinance of the Town of Westfield with regard to
15 retaining walls.

16 MS. FREEDMAN: I had a question
17 about this. Could you give me an example, Don, of
18 what's been done now that this makes it clearer?
19 I wasn't really sure if a fence is not connected
20 to a retaining wall then...

21 MR. SAMMET: Then we don't measure
22 the overall height of the retaining wall to
23 include that fence.

24 MS. FREEDMAN: So what is it that
25 builders are coming in now that this corrects?

1 MR. SAMMET: It's not necessarily --
2 well, it is in part builders. People don't
3 understand what the separation needs to be. And
4 that ranges from people who want to put up a
5 retaining wall to neighbors who see retaining
6 walls being installed and want one themselves, and
7 they don't know to interpret the existing
8 ordinance. They call up all the time and we have
9 to tell them. So this is just to clarify what the
10 Town's practice has been since the ordinance was
11 adopted, I guess, well before I was here. There's
12 no real change to anything. Again, it's just
13 clarifying how the ordinance has been enforced.
14 To make it easier for people to understand what
15 the provisions are without needing to call us.

16 MS. FREEDMAN: Thanks.

17 CHAIRMAN ASH: Any other questions
18 or comments? Seeing none, I'll move for the Board
19 to adopt a resolution finding that Ordinance
20 Number 2023-21 is not inconsistent with the Master
21 Plan.

22 COUNCILMAN DARDIA: Second.

23 MR. SAMMET: Second by
24 Councilman Dardia. Chief Duelks.

25 CHIEF DUELKS: Yes.

1 MR. SAMMET: Ms. Freedman.
2 MS. FREEDMAN: Yes.
3 MR. SAMMET: Ms. Carreras.
4 MS. CARRERAS: Yes.
5 MR. SAMMET: Mr. Ceberio.
6 MR. CEBERIO: Yes.
7 MR. SAMMET: Chair Ash.
8 CHAIRMAN ASH: Yes.
9 MR. SAMMET: Vice-chair LaPlace.
10 MR. LAPLACE: Yes.
11 MR. SAMMET: Mayor Brindle.
12 MAYOR BRINDLE: Yes.
13 MR. SAMMET: Ms. Harrison.
14 MS. HARRISON: Yes.
15 MR. SAMMET: Councilman Dardia.
16 COUNCILMAN DARDIA: Yes.
17 CHAIRMAN ASH: And last but not
18 least; Ordinance Number 2023-22, an ordinance to
19 amend the Land Use Ordinance of the Town of
20 Westfield in regard to building design standards.
21 Questions or comments? Seeing none,
22 I'll move to adopt a resolution finding Ordinance
23 2023-22 is not inconsistent with the Master Plan.
24 MR. CEBERIO: I'll second that.
25 MR. SAMMET: Second by Mr. Ceberio.

1 Chief Duelks.
2 CHIEF DUELKS: Yes.
3 MR. SAMMET: Ms. Freedman.
4 MS. FREEDMAN: Yes.
5 MR. SAMMET: Ms. Carreras.
6 MS. CARRERAS: Yes.
7 MR. SAMMET: Mr. Ceberio.
8 MR. CEBERIO: Yes.
9 MR. SAMMET: Chair Ash.
10 CHAIRMAN ASH: Yes.
11 MR. SAMMET: Vice-chair LaPlace.
12 MR. LAPLACE: Yes.
13 MR. SAMMET: Mayor Brindle.
14 MAYOR BRINDLE: Yes.
15 MR. SAMMET: Ms. Harrison.
16 MS. HARRISON: Yes.
17 MR. SAMMET: Councilman Dardia.
18 COUNCILMAN DARDIA: Yes.
19 CHAIRMAN ASH: Thank you. That
20 concludes our ordinances. With no other business
21 from the Board --
22 MR. LAPLACE: Mr. Chair.
23 CHAIRMAN ASH: Yeah.
24 MR. LAPLACE: I just want to echo
25 what our town planner, Mr. Sammet, as well as the

1 Mayor, said about the ordinances that we endorsed
2 this evening regarding landmark status for
3 properties. It's really an exciting time in
4 Westfield. The last couple of years, it's
5 unprecedented how many designations we've had and
6 a lot of them have been volunteers. So there's an
7 enthusiasm and understanding of historic
8 preservation that's really impressive. I think
9 the credit goes to our leadership in town and it
10 also goes to the Historic Preservation
11 Commission's very hard work, grassroots work. So
12 perhaps Ms. Freedman could take that back to the
13 commission how pleased the Planning Board is.

14 MS. FREEDMAN: Absolutely.

15 MR. LAPLACE: And I also wanted to
16 thank again Ms. Harrison and her husband for
17 personally taking -- you know, actions speak
18 louder than words and you were out there leading
19 this.

20 MS. HARRISON: It's such a beautiful
21 house in such a beautiful neighborhood. And the
22 fact that it never had one house historically
23 designated. And after I put all that sweat and
24 love into renovating and restoring the structure
25 inside that house, it would just pain me to see it

1 torn down. And you can't build houses to the
2 grandeur of the houses on Stoneleigh, you know,
3 the original seven of them. You're not allowed to
4 build as tall or as grand or as beautiful. And
5 what is it going to be replaced with? I think it
6 just fits. A lot of people are complaining about
7 teardowns. Well, you know, we're better. It's
8 better to be saved. Thank you.

9 MS. FREEDMAN: And I know the
10 reports are on the long side, there was a lot
11 paper there. But if you have a chance, read them
12 because it's really fascinating from a social
13 history as well. When since they counted the
14 servants and the age of the servants in the
15 census. And the mayor of Westfield who was
16 responsible for getting the land for Edison Middle
17 School and Tamaques School; he lived in one of
18 those houses. So it's really fascinating.

19 MS. HARRISON: If anyone would like
20 to meet one of the former residents from the early
21 1800s, they can come to my house, he lives in the
22 back.

23 CHAIRMAN ASH: I will move to
24 adjourn.

25 MR. CEBERIO: Second.

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CHAIRMAN ASH: All in favor.

BOARD MEMBERS: Aye.

(The meeting was adjourned at
8:28 p.m.)

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