

**Town of Westfield
Planning Board
MINUTES
October 4, 2021**

The Westfield Planning Board met on October 4, 2021, at 7:30 pm in the Council Chambers in the Westfield Municipal Building, 425 East Broad Street, Westfield, NJ.

In compliance with Chapter 231 P.C. OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice of this meeting was provided to all members of the Planning Board and the newspapers that have been designated to receive notice, the Star Ledger and the Westfield Leader.

REGULAR MEETING:

Chairman Ash called the meeting to order and opened the meeting by calling all present to join in the Pledge of Allegiance to the Flag.

PRESENT: Michael Ash, Mayor Brindle, Alexandra Carreras,
Matthew Ceberio, Councilwoman Habgood, Anastasia Harrison,
Ann Freedman, Ross Goldstein, Asima Jansveld, Michael La Place,
Chief Tiller

ABSENT: None

ALSO PRESENT: Donald Sammet, Town Planner, Alan Trembulak, Esq., Board
Attorney, Kristine Burd, Board Secretary.

ADOPTION OF MINUTES:

Chairman Ash called for a motion to adopt the minutes of the September 8, 2021 meeting as modified.

Mr. Ceberio made a motion, seconded by Ms. Harrison.

All Board members were in favor.

Motion carried.

APPROVAL OF RESOLUTIONS:

PB 21-04 ,517 Edgar Road, Block 2909, Lot 5.01

Applicant proposed to subdivide the property into two separate lots, one with frontage on Edgar, second on Coddling. The existing single-family home will be retained. Variances requested were from the Land Use Ordinance 11.09E1 where a minimum gross area of 6,000 square feet is required and proposed for Lot 5.01 is 5,500 square feet and for Lot 5.02 is 5,778 square feet; from Section 11.09 E2 where a minimum area within first 120 feet of lot depth of 6,000 square feet is required and proposed for Lot 5.01 is 5,500 square feet and for Lot 5.02 is 5,460 square feet; from Section 11.09E4 where the minimum lot depth required is 120 feet and proposed for Lot 5.01 is 111 feet; from Section 11.09 E3 where the minimum frontage required is 50 feet and proposed for Lot 5.02 is 45.5 FT. Section 11.09E2 where the minimum lot frontage required is 50 feet and proposed for Lot 5.02 is 45.5 feet.

Chairman Ash called for a motion to adopt the Resolution. Mr. Ceberio made a motion, seconded by Ms. Freedman.

ALL IN FAVOR: Michael Ash, Mayor Brindle, Alexandra Carreras,
Matthew Ceberio, Councilwoman Habgood, Anastasia Harrison,
Ann Freedman, Ross Goldstein, Asima Jansveld, Michael La Place,
Chief Tiller

OPPOSED: None

ABSTAINED: None

ABSENT: None

Motion carried.

PB 21-10, 421-449 South Avenue East, Block 3307, Lots 1 & 2

Applicant sought site plan approval for construction of a mixed-use project consisting of 156 residential units with an inclusionary component and 17,000 square feet of commercial space. A variance was requested from the Land Use Ordinance Section 16.04 E.4 where a freestanding sign is permitted as an alternative to wall mounted signs and proposed are both a wall mounted sign and a freestanding sign.

Mr. Trembulak explained revisions. Mr. Sammet suggested corrections to be made. It was noted that the new electric car charging requirements would be added to this resolution.

Ms. Habgood expressed concerns regarding building materials and architectural details. The Board members discussed the building materials would be consistent with the testimony.

Ms. Harrison expressed her concern over the building materials. She proposed for them to be reviewed by the subcommittee. Mayor Brindle, Mr. Sammet and Mr. La Place discussed the materials.

Chairman Ash requested that the building materials be reviewed and approved by the site plan subcommittee. All agreed.

Chairman Ash called for a motion to adopt the Resolution as amended. Mr. Ceberio made a motion, seconded by Chief Tiller.

ALL IN FAVOR: Michael Ash, Mayor Brindle, Alexandra Carreras,
Matthew Ceberio, Councilwoman Habgood, Anastasia Harrison,
Ann Freedman, Ross Goldstein, Asima Jansveld, Michael La Place,
Chief Tiller

OPPOSED: None

ABSTAINED: None

ABSENT: None

Motion carried.

NEW APPEALS:**To be Carried to the November 1, 2021 Meeting
PB 21-08, 885 New England Drive, Block 5301, Lot 16**

Applicant is seeking approval to remove the existing single-family dwelling and subdivide the property into two separate lots. **Application deemed complete August 2, 2021. Forty-five-day decision date is September 16, 2021.**

APPLICATION WITHDRAWN**PB 21-07, 1161 Lawrence Avenue, Block 303, Lot 7**

Applicant is proposing to subdivide the property into two separate lots. The existing single-family home will be retained. One of the proposed lots will not abut an existing street and the applicant seeks relief from this requirement. Variances are requested from the Land Use Ordinance from the following: Section 11.05E2 where a 16,000 square foot lot area within the first 178 feet of lot depth is required and 3,555 square feet for lot 7.01 is proposed and 0 feet for lot 7.02 is proposed; Section 11.05E2 in that a 90 foot lot width is required and 0 feet is proposed for lot 7.02; from Section 11.05E3 in that a minimum lot frontage of 90 feet is required and 0 feet is proposed for lot 7.02; from Section 11.05E4 in that a minimum lot depth of 140 feet is required and 0 feet is proposed for lot 7.02; from Section 12.04G in that a maximum wall improvements coverage of 20% is allowed and 24% is proposed for lot 7.01. The applicant has also requested relief from Section 11.05E5 in that a minimum front yard of 40 feet is permitted and no front yard exists for lot 7.02 and from Section 11.05E7 in that a minimum rear yard of 40 feet is permitted and that no rear yard exists for lot 7.02. Application deemed complete August 12, 2021.

Chairman Ash made a motion to go into executive session to discuss litigation, seconded by Ms. Freedman. All in favor.

EXECUTIVE SESSION – LITIGATION

Chairman Ash asked for a motion to open the meeting back to the public. Mr. La Place made a motion, seconded by Chief Tiller. All in favor.

PENDING APPLICATIONS

Chairman Ash asked Mr. Sammet for an update on the pending applications before the Board. Mr. Sammet stated that the 885 New England Drive subdivision would be heard at the next meeting. This application is for a minor subdivision approval.

The application for 522 Springfield Avenue, known as Williams Nursery is scheduled for the December 6, 2021 meeting of the Board.

OTHER BUSINESS:

Mr. Sammet announced to the Board that the first phase of the zoning chart was completed and is available on the website. The next part will be completed shortly. All Board members thanked Mr. Sammet.

Mayor Brindle would like this chart promoted to assist the applicants of Westfield.

There were no other questions or comments from the Board. Chairman Ash made a motion to adjourn this meeting, seconded Ms. Harrison. The meeting was adjourned at 8:35 pm

Respectfully Submitted,
Kristine Burd
Planning Board Administrative Secretary