

RESOLUTION OF MEMORIALIZATION

MASTER PLAN AMENDMENT

TOWN OF WESTFIELD PLANNING BOARD

WHEREAS, the Planning Board of the Town of Westfield has the authority and responsibility, pursuant to N.J.S.A. 40:55D-25a(1) and N.J.S.A. 40:55D-28, to adopt and amend a master plan for the Town of Westfield in order to guide the use of lands within the municipality in a manner which protects public health and safety and promotes the general welfare; and

WHEREAS, N.J.S.A. 40:55d-28b(2) and (3) authorize the adoption and amendment of the land use element of the master plan; and

WHEREAS, the master plan contains various goals and objectives, including:

"To provide adequate light, air and open space by establishing, administering and enforcing bulk, density and design standards that are appropriate for the various zones and uses in the community;

and,

"To preserve and protect the suburban character of existing residential neighborhoods through ... zone designations based upon existing neighborhood development patterns and according to the environmental requirements for the respective residential uses; and bulk, density and design standards that are appropriate for the various dwelling types in their respective zones"; and

WHEREAS, the Town Council and Planning Board have conducted a study of the existing character of the RS- and RM- zone districts and have determined that most of the existing homes do not exceed a height of 35 feet; and

WHEREAS, the existing Land Use Element recommends a maximum building height of 38 feet in the RS- and RM- zone districts; and

WHEREAS, permitting a building height of 38 feet in the RS- and RM- zone districts would, in many cases, result in the overbuilding of lots, the excessive loss of light and air to adjacent properties, and the construction of buildings that are incompatible with the established development pattern, whereas permitting a building height of 35 feet in the same districts would avoid or reduce the likelihood of these consequences; and

WHEREAS, at a public hearing held on October 5, 2005, the Planning Board considered amendments to the Land Use Element of the Master Plan in the form attached hereto as Exhibit A, which provide for a reduction in the maximum building height in the RS- and RM- zone districts to 35 feet; and

WHEREAS, the Planning Board at the conclusion of the public hearing voted to adopt the aforesaid Master Plan amendments, and now seeks to memorialize that action;

NOW, THEREFORE, BE IT RESOLVED by the Planning Board of the Town of Westfield on this 10th day of November, 2005 that the above-referenced amendments to the master plan are hereby adopted.

Date: November 10, 2005

Kenneth B. Marsh, Secretary

VOTE:

Yes

No

Jay Boyle	X	
Robert Newell	X	
Brian Power	X	
James Foerst	absent	
Kenneth B. Marsh	absent	
William Ziff	absent	
Matthew Nilsen	X	
Philip Leary	absent	
William Cariste	absent	
David Hall	abstain	
Anthony Attanasio	X	