AGENDA
June 29, 2021
Council Special Meeting
6:30 PM

OPEN DISCUSSION BY CITIZENS

EXECUTIVE SESSION
Contractual Matter

ADJOURNMENT

AGENDA
June 29, 2021
Council Conference Meeting
7:00 p.m.

APPOINTMENTS

PRESENTATIONS

BIDS

RESOLUTIONS

Finance Policy Committee

1. Resolution authorizing the Chief Financial Officer to refund Recreation Department Fees
2. Resolution authorizing the Chief Financial Officer to draw warrant over overpaid taxes in 2021
3. Resolution authorizing the Chief Financial Officer to draw warrants for 2017-2020 pursuant to Tax Court of NJ
4. Resolution confirming compliance with Local Finance Board rules regarding recommendations of annual audit

Public Safety, Transportation and Parking Committee

Code Review & Town Property Committee

1. Resolution authorizing the Mayor to execute an agreement with the County of Union to modify the Cooperative Agreement
2. Resolution to approve annual renewal of Alcoholic Beverage Liquor Licenses
3. Resolution to approve Peddler's License

Public Works Committee

1. Resolution to award contract for the purchase of public works equipment
2. Resolution to award contract for 2021 Improvement of Willow Grove
3. Resolution to award contract for 2021 Improvement of Prospect Street

ORDINANCES

GENERAL ORDINANCE NO. 2219
AN ORDINANCE ADOPTING THE HANDLER REDEVELOPMENT PLAN

GENERAL BUSINESS

Event Requests
Union County – Paint the Pond Event

COMMITTEE REPORTS

OPEN DISCUSSION BY CITIZENS

EXECUTIVE SESSION

TOWN OF WESTFIELD
TOWN COUNCIL
REGULAR MEETING

Tuesday, June 29, 2021
8:00 PM

PROPOSED AGENDA

This agenda is prepared for the information of the public. It is the order of the meeting; however, if changes in order, deletions or additions are made, they will be noted at the time.

1. Roll Call

2. Invocation

3. Salute to the flag

4. Appointments

5. Presentations
   Proclamation Honoring Town Engineer

6. Advertised Hearings

7. Approval of Minutes from Town Council Conference Meeting held June 15, 2021
   Approval of Minutes from Town Council Regular Meeting held June 15, 2021

8. Petitions and Communications

9. Open discussion by citizens

10. Bills and Claims in the amount of $446,727.47

11. Reports of Standing Committees

    <u>Finance Policy Committee</u>
    1. Resolution authorizing the Chief Financial Officer to refund Recreation Department Fees
    2. Resolution authorizing the Chief Financial Officer to draw warrant over overpaid taxes in 2021
    3. Resolution authorizing the Chief Financial Officer to draw warrants for 2017-2020 pursuant to Tax Court of NJ
    4. Resolution confirming compliance with Local Finance Board rules regarding recommendations of annual audit

Public Safety, Transportation and Parking Committee

Code Review & Town Property Committee

1. Resolution authorizing the Mayor to execute an agreement with the County of Union to modify the Cooperative Agreement
2. Resolution to approve annual renewal of Alcoholic Beverage Liquor Licenses
3. Resolution to approve Peddler's Licenses
4. GENERAL ORDINANCE NO. 2219
   AN ORDINANCE ADOPTING THE HANDLER BUILDING REDEVELOPMENT PLAN

Public Works Committee

1. Resolution to award contract for the purchase of public works equipment
2. Resolution to award contract for 2021 Improvement of Willow Grove
3. Resolution to award contract for 2021 Improvement of Prospect Street

12. Reports of Department Heads

TOWN OF WESTFIELD
WESTFIELD, NEW JERSEY
RESOLUTION

FINANCE POLICY COMMITTEE **JUNE 29, 2021**

RESOLVED, that the Town Treasurer be authorized to refund the following fees to the following individual:

Name	Account	Class	Fee
Elena Kim 800 Forest Ave Apt 11 B Westfield, NJ 07090	Pool/Swim lessons 03-55-920-203	Refund Swim Lessons/Session 1 Beginner 10:45 am Anthony Kim	$70.00
Vitor Bovo 788 Boynton Ave Westfield, NJ 07090	Pool/Swim Lessons 03-55-920-203	Refund Swim Lessons/made swim team Enrico Bovo/Int Session 1 11:20 ($70) Enrico Bovo/Int Session 2 10:45 ($70) Enrico Bovo/Int Session 3 10:45 ($70)	$210.00
James Pilachowski 800 Wallberg Ave Westfield, NJ 07090	Pool/Swim Lessons 03-55-920-203	Refund Swim Lessons Audrey Pilachowski/Beg Sess 1 11:20 ($70) Audrey Pilachowski/Beg Sess 2 11:20 ($70)	$140.00
Jon Quintanilla 1484 Lamberts Mill Road Westfield, NJ 07090	Pool/Swim Lessons 03-55-920-203	Refund Swim Lessons/Litt Dippers Session 2 9:00 James Quintanilla Pool Membership 2021 season	$70.00
Chunrui Sun 225 Welch Way Westfield, NJ 07090	Tennis/Rec T-05-600-071	Refund Playground / Summer 2021 Chelsea Li / Memorial Park	$350.00
Andrea McLaughlin 202 Dickson Drive Westfield, NJ 07090	Tennis/Rec T-05-600-071	Refund Playground / Summer 2021 Chloe Allen/Tamaques Park	$350.00
Amy Silverman 351 Hazel Ave Westfield, NJ 07090	Tennis/Rec T-05-600-071	Refund Playground / Summer 2021 Charlotte Silverman/Memorial Park	$350.00
James Hamilton	Pool/Swim Lessons	Refund	$70.00

420 Palsted Ave 03-55-920-203 Swim Lessons/Begin Session 1 9:00
Westfield, NJ 07090 Olivia Hamilton

Elizabeth Salinger Pool/Swim Lessons Refund $140.00
123 Glenwood Road 03-55-920-203 Swim Lessons
Fanwood, NJ 07023 Luke Salinger/Adv Beg Sess 2 10:45
($70)
Avery Salinger/Adv Beg Sess 2 10:45
($70)

Lisia Zheng Tennis/Rec Refund $162.00
550 Arlington Ave T-05-600-071 Youth Tennis/Summer 2021
Westfield, NJ 07090 Sophie Hohlfeld/Session 3 Level 2

Richard Mendlowitz Tennis/Rec Refund $130.00
261 Twin Oak Ter T-05-600-071 Pickleball (Youth)/Summer 2021
Westfield, NJ 07090 Samuel Mendlowitz/Session 2

Josh Goldberg Tennis/Rec Refund $132.00
1570 Shackamaxon Drive T-05-600-071 LEGO Camp / Summer 2021
Scotch Plains, NJ 07076 Mila Goldberg / Session 1

Tad Perlman Tennis/Rec Refund $33.00
25 Manchester Dr. T-05-600-071 Pickleball (Adult)/Spring 2021
Westfield, NJ 07090 Tad Perlman/Sess Beg/Thu ($16.50)
Randi Perlman/Sess Beg/Thu ($16.50)

Gabrielle LaScolea Pool/Swim Lessons Refund $70.00
719 Austin Street 03-55-920-203 Swim Lessons
Westfield, NJ 07090 Julian LaScolea/Sess 1 Adv Beg 10:10

Conrado Barbosa Pool/Swim Lessons Refund $70.00
109 Palsted Ave 03-55-920-203 Swim lessons
Unit #1 Bernardo Barbosa/Sess 1 Swimmer
10:10
Westfield, NJ 07090

Thomas Eisner Pool/Swim Lessons Refund $140.00
324 Mountain Ave 03-55-920-203 Swim Lessons
Westfield, NJ 07090 Mark Eisner/Sess 1 Little Dip 10:10 ($70)
Mark Eisner/Sess 2 Little Dip 9:35 ($70)

Elizabeth Tomasello Pool/Swim Lessons Refund $140.00
529 Downer Street 03-55-920-203 Swim Lesson s
Westfield, NJ 07090 James Tomasello/Sess 1 Litt Dip 11:20
($70)
Anthony Tomasello/ Sess 1 Beg 11:20
($70)

TOWN OF WESTFIELD
WESTFIELD, NJ
RESOLUTION XXX-2021

FINANCE POLICY COMMITTEE **JUNE 29, 2021**

RESOLVED that the Chief Financial Officer be, and he hereby is authorized to draw warrants to the following persons, these amounts being overpaid for 2021:

Block/Lot/Qualifier Name	Property Address	Quarter/Year Amount
907/20 COLES, Dara	914 North Avenue West	2nd/2021

TOWN OF WESTFIELD
WESTFIELD, NJ
RESOLUTION XXX-2021

FINANCE POLICY COMMITTEE **JUNE 29, 2021**

RESOLVED that the Treasurer be and he hereby is authorized to draw warrants to the order of the following persons, this being the amount taxes were overpaid for the years 2017-2020 pursuant to the Tax Court of New Jersey:

Block/Lot Name	Address	Year	Amount
2505/11	155 Elm Street	2016	*$15,679.80*
155 Elm Street, LLC % Trader Joe's			
Check payable to:			
Trader Joe's & The Davidson Legal Group, LLC			
154 South Livingston Avenue, Suite 207			
Livingston, NJ 07039			
3116/12	222 North Avenue West	2017	$10,947.00
222 North Avenue Realty LLC		2018	$11,017.75
Check payable to:		2019	$4,502.98
Wolf Vespasiano LLC, Attorney Trust Account		2020	$4,518.94
and 222 North Avenue Realty LLC			*$30,986.67*
331 Main Street			
Chatham, NJ 07928			

TOWN OF WESTFIELD
WESTFIELD, NJ
RESOLUTION XXX-2021

FINANCE POLICY COMMITTEE **JUNE 29, 2021**

WHEREAS, N.J.S.A. 40A: 5-4 requires the governing body of every local unit to have made an annual audit of its books, accounts and financial transactions, and

WHEREAS, the Annual Report of Audit for the year 2020 has been filed by a Registered Municipal Accountant with the Municipal Clerk, pursuant to N.J.S.A. 40A: 5-6, and a copy has been received by each member of the governing body; and

WHEREAS, R.S. 52:27BB-34 authorizes the Local Finance Board of the State of New Jersey to prescribe reports pertaining to the local fiscal affairs; and

WHEREAS, the Local Finance Board has promulgated N.J.A.C. 5:30-6.5, a regulation requiring that the governing body of each municipality shall, by resolution, certify to the Local Finance Board of the State of New Jersey that all members of the governing body have reviewed, as a minimum, the sections of the annual audit entitled "Comments and Recommendations; and

WHEREAS, the members of the governing body have personally reviewed, as a minimum, the Annual Report of Audit, and specifically the sections of the Annual Audit entitled "Comments and Recommendations, as evidenced by the group affidavit form of the governing body attached hereto; and

WHEREAS, such resolution of certification shall be adopted by the Governing Body no later than forty-five days after the receipt of the annual audit, pursuant to N.J.A.C. 5:30-6.5; and

WHEREAS, all members of the governing body have received and have familiarized themselves with, at least, the minimum requirements of the Local Finance Board of the State of New Jersey, as stated aforesaid and have subscribed to the affidavit, as provided by the Local Finance Board; and

WHEREAS, failure to comply with the regulations of the Local Finance Board of the State of New Jersey may subject the members of the local governing body to the penalty provisions of R.S. 52:27BB-52, to wit:

> R.S. 52:27BB-52: A local officer or member of a local governing body who, after a date fixed for compliance, fails or refuses to obey an order of the director (Director of Local Government Services), under the provisions of this Article, shall be guilty of a misdemeanor and, upon conviction, may be fined not more than one thousand dollars ($1,000.00) or imprisoned for not more than one year, or both, in addition shall forfeit his office.

NOW, THEREFORE BE IT RESOLVED, that the Town Council of the Town of Westfield, hereby states that it has complied with N.J.A.C. 5:30-6.5 and does hereby submit a certified copy of this resolution and the required affidavit to said Board to show evidence of said compliance.

TOWN OF WESTFIELD
WESTFIELD NEW JERSEY
RESOLUTION NO.

CODE REVIEW & TOWN PROPERTY COMMITTEE JUNE 29, 2021

A RESOLUTION AUTHORIZING THE MAYOR AND MUNICIPAL CLERK OF THE MUNICIPALITY OF TOWN OF WESTFIELD TO EXECUTE AN AGREEMENT WITH THE COUNTY OF UNION TO MODIFY THE COOPERATIVE AGREEMENT DATED JUNE 2014, AS AMENDED JULY 9, 2019

WHEREAS, certain Federal funds are potentially available to the County of Union under Title I of the Housing and Community Development Block Grant Act of 1974, as amended, commonly known as the Community Development Block Grant Program; and

WHEREAS, certain Federal funds are potentially available to the County of Union under Title II of the National Affordable Housing Act of 1990, commonly known as the HOME Investment Partnership program; and

WHEREAS, substantial Federal funds provided through subtitle B of Title IV of the McKinney-Vento Homeless Assistance Act commonly known as the Emergency Solutions Grants program (ESG) are allocated to prevent homelessness and to enable homeless individuals and families to move toward independent living; and

WHEREAS, it is necessary to amend an existing Cooperative Agreement for the County of Union and its people to benefit from this program; and

WHEREAS, it is in the best interest of the Municipality of Town of Westfield and the County of Union in cooperation with each other to enter into a modification of the existing Cooperative Agreement pursuant to N.J.S.A. 40A:65-1 et seq;

NOW THEREFORE, BE IT RESOLVED by the Mayor and Governing Body of the Municipality of Town of Westfield that the agreement entitled **"COOPERATIVE AGREEMENT BETWEEN THE COUNTY OF UNION AND CERTAIN MUNICIPALITIES FOR CONDUCTING CERTAIN COMMUNITY DEVELOPMENT ACTIVITIES,"** dated June 2014, as amended July 9, 2019 for the Purpose of Inserting a Description of Activities for Fiscal Year 2021-2022 of the Union County Community Development Block Grant program, the HOME Investment Partnership program, and the Emergency Shelter Grant program (ESG), a copy of which is attached hereto; be executed by the Mayor and Municipal Clerk in accordance with the provisions of law;

BE IT FURTHER RESOLVED that this resolution shall take effect immediately upon its adoption.

TOWN OF WESTFIELD
WESTFIELD NEW JERSEY
RESOLUTION NO.

CODE REVIEW & TOWN PROPERTY COMMITTEE **JUNE 29, 2021**

BE IT RESOLVED that application for the following liquor license renewals for the 2021-2022 licensing term be and hereby are granted, subject to full compliance with Alcoholic Beverage Law R.S. 33:1.1 et. seq.:

PLENARY RETAIL DISTRIBUTION LICENSE

Trader Joe's East, Inc. t/a. Trader Joe's 2020-44-008-007	155 Elm Street
Elicia Corporation t/a Nos Vinos 2020-44-010-010	127 Central Avenue
Sunrise Shoprite Liquors, Inc. t/a/ ShopRite Liquors of Westfield 2020-44-011-007	333 South Avenue East
Thakorji Corp. t/a Peterson's Wines Unlimited 2020-44-012-004	1120 South Avenue West
Parikhs Corporation t/a Central Avenue Wines & Liquors 2020-44-018-010	781 Central Avenue
AASHIV Inc. t/a House of Wine & Liquor 2020-44-013-009	115 Quimby Street
Riddhi Ganesh Siddhi LLC t/a Bianchi Wine & Liquors 2020-44-017-012	Inactive

PLENARY RETAIL CONSUMPTION LICENSE

Echo Lake Country Club 2020-33-027-002	515 Springfield Avenue
Prospect Associates, LLC t/a 16 Prospect Wine Bar and Bistro 2020-33-015-010	16 Prospect Street
HBC US Propco Holdings, LLC	Inactive

2020-33-001-009

BB Westfield LLC 126 Central Avenue
t/a Bareburger
2020-33-009-009

RESTAURANT CONDITIONAL LICENSES

Ferraro's Restaurant Group, LLC 8-14 Elm Street
t/a Ferraro's
2020-33-025-009

341 Westfield Corp. 341 South Avenue E.
t/a Fujiyama Mama
2020-33-004-015

UT Westfield LLC 115 Elm Street

t/a Addams Tavern
2020-33-028-005

DU International, LLC 102 East Broad Street
t/a Akai Lounge
2020-33-005-007

Sweet Waters, Inc. 43 Elm Street
t/a Sweet Waters Steak House
2020-33-022-005

HOTEL CONDITIONAL LICENSE
Chez Catherine Inc. 431 North Avenue West
t/a Chez Catherine
2020-33-024-007

CLUB LICENSE
Italian American Club 505 Central Avenue
2020-31-021-001

Centennial Lodge #400 IBPOE 444 West Broad Street
2020-31-020-001

American Legion Incorporated 1003 North Avenue West
Martin Wallberg Post 3
2020-31-019-002

TOWN OF WESTFIELD
WESTFIELD NEW JERSEY

RESOLUTION NO.

CODE REVIEW & TOWN PROPERTY COMMITTEE **JUNE 29, 2021**

RESOLVED that the following applications for Peddlers License be and the same are hereby approved:

Karen Sasso	Jason Black
Ice Cream Creations	Scream Truck
196 Mountain Way	30 Hillside Avenue
Rutherford, NJ 07070	Springfield, NJ 07081

BE IT FURTHER RESOLVED that the licenses shall not be issued by the Town Clerk unless the departmental inspections of the premises have been completed and the premises approved for the licensed use.

TOWN OF WESTFIELD

GENERAL ORDINANCE NO. 2219

AN ORDINANCE ADOPTING THE HANDLER BUILDING REDEVELOPMENT PLAN

WHEREAS, the Local Redevelopment and Housing Law, *N.J.A.C.* 40A:12A-1, *et seq.*, as amended and supplemented (the "**Redevelopment Law**"), provides a process for municipalities to participate in the redevelopment and improvement of areas designated by the municipality as being in need of redevelopment; and

WHEREAS, on October 13, 2020, the Westfield Town Council (the "**Governing Body**") passed Resolution 225-2020, declaring that the entirety of the Town of Westfield (the "**Town**") met the statutory criteria for designation as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq. (the "**Redevelopment Law**"), and designating all parcels within the Town as areas in need of rehabilitation (the "**Rehabilitation Area**"); and

WHEREAS, the Governing Body determined that the use of the redevelopment powers granted to municipalities under the Redevelopment Law would be the most effective approach to revitalize the parcels contained in the Rehabilitation Area; and

WHEREAS, included within the Redevelopment Area is Block 3305, Lot 4, as shown on the official tax maps of the Town, and known commonly as 608-612 North Avenue East (the "**Property**"); and

WHEREAS, the Town retained the professional planning services of Topology which has prepared a redevelopment plan for the Property dated June 24, 2021, entitled the "*Handler Redevelopment Plan*," a copy of which is attached to this Ordinance as Exhibit A (the "**Redevelopment Plan**"); and

WHEREAS, the Redevelopment Plan is part of an effort by the Town to promote the rehabilitation of underutilized and vacant properties in and around the Town's core and, to advance this objective, this Redevelopment Plan sets forth a vision and standards for the adaptive reuse of the Property; and

WHEREAS, the Governing Body has determined it to be in the best interests of the Town, the Property, and the Rehabilitation Area to adopt the Redevelopment Plan; and

WHEREAS, immediately following the introduction of this Ordinance, the Town Clerk was directed to refer this Ordinance and the Redevelopment Plan to the Planning Board for its review and recommendations pursuant to the Redevelopment Law, which review shall take place within forty-five (45) days of the referral.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Westfield as follows:

1. The Handler Redevelopment Plan, dated June 24, 2021, a copy of which is attached to this Ordinance as Exhibit A, is hereby adopted in its entirety.

2. If any provision or portion of this Ordinance is held to be unconstitutional, preempted by Federal or State law, or otherwise invalid by any court of competent jurisdiction, the remaining provisions of the ordinance shall not be invalidated and shall remain in full force and effect.

3. This ordinance shall take effect immediately upon final publication as required by law.

4. All ordinances and parts of ordinances that are inconsistent with the provisions of this ordinance are hereby repealed to the extent of such inconsistency.

This Ordinance shall take effect upon adoption passage and publication as required by law.

HANDLER

REDEVELOPMENT PLAN

TOWN OF WESTFIELD, NEW JERSEY

TOPO LOGY

TOWN OF WESTFIELD COUNTY OF UNION 1903

Acknowledgements

Mayor
Mayor Shelley Brindle

Town Council
Councilwoman Linda Habgood
Councilman James Boyes
Councilman Michael Dardia
Councilman Mark Parmelee
Councilman Mark LoGrippo
Councilman David Contract
Councilwoman Dawn Mackey
Councilman Scott Katz

Planning Board
Michael Ash, Chair
Mayor Shelley Brindle
Matthew Ceberio
Ann Freedman
Ross Goldstein
Linda Habgood
Anastasia Harrison
Asima Jansveld
Michael La Place
Anthony Tiller
Alexandra Carreras

Town Administrator
James H. Gildea
Town Clerk
Tara Rowley
Town Attorney
Thomas C. Jardim
Town Planner
Donald Sammet
Planning Board Secretary
Kristine Burd
Planning Board Attorney
Alan Trembulak, Esq.

Plan Date: June 24, 2021

Date Introduced:

Date Adopted:

Prepared by:

_____

Philip A. Abramson, AICP/PP
NJ Planner License No. 609600

_____

Christopher P. Colley, AICP/PP
NJ Planner License No. 647100

1. INTRODUCTION 5
1.1. Plan Overview 5
1.2. Redevelopment Plan Area Context Map 6
1.3. Overview of Statutory Requirements 6
2. LOCAL REDEVELOPMENT AND HOUSING LAW 7
3. RELATION TO OTHER PLANS 8
4. SITE DESCRIPTION 9
4.1. Property Context + Location 9
4.2. Project Area Map 9
4.3. Property History 10
4.4. Existing Conditions 11
5. PUBLIC PURPOSES 15
5.1. Goals + Objectives 15
5.2. Affordability 16
6. LAND USE + BULK STANDARDS 17
6.1. Standards Limited to Existing Structures 17
6.2. Land Uses 17
6.3. Parking Requirements 19
6.4. Sustainability 22
6.5. Building Design Standards 22
6.6. Site Design Standards 23
7. ADMINISTRATION 30
7.1. Applicability 30
7.2. Computations 30
7.3. Other Actions by the Town in Furtherance of the Plan 30
7.4. Town Designation – Redevelopment Agreement 30
7.5. Local Permits + Approvals by Other Agencies 32
7.6. Deviations 33
7.7. Severability 33
7.8. Adverse Influences 33
7.9. Non-Discrimination Provisions 34
7.10. Rehabilitation Actions 34
7.11. Relocation Requirements 34
7.12. Escrows 34
7.13. Infrastructure 35
7.14. Procedures for Amending the Plan 35
7.15. Redevelopment Plan Duration 35
7.16. Certificates of Completion 35
7.17. Land Use Map Amendments 36
7.18. Additional Superseding Provisions 36
7.19. Other Provisions 36
7.20. Other Rehabilitation Actions 37
7.21. Public Improvement Approvals 37

8. APPENDIX A: LOCAL REDEVELOPMENT AND HOUSING LAW 38
8.1. PROCESS 38
8.2. REDEVELOPMENT PLAN CONTENT 39
9. APPENDIX B: RELATION TO OTHER PLANS 41
9.1. LOCAL MASTER PLAN 41
9.2. SURROUNDING COMMUNITIES' MASTER PLANS 44
9.3. UNION COUNTY MASTER PLAN 48
9.4. NJ STATE DEVELOPMENT AND REDEVELOPMENT PLAN 49
9.5. 2011 NEW JERSEY STATE STRATEGIC PLAN 50
10. APPENDIX C: DEFINITIONS 51
11. APPENDIX D: RESOLUTION DESIGNATING THE REHABILITATION AREA AS AN "AREA IN NEED OF REHABILITATION." 52

1. INTRODUCTION

1.1. Plan Overview

This Redevelopment Plan (the "Plan") is designed to facilitate the adaptive reuse of a vacant industrial structure into an innovative and modern facility that will serve as a cornerstone of Westfield's efforts to create a more sustainable and vibrant community. To advance this objective, this Redevelopment Plan sets forth a vision and development standards for the property located at 608-612 North Avenue East (Block 3305, Lot 4) (the "Handler property," "Property," "Site," "Redevelopment Plan Area," "Rehabilitation Area" or "Area").

Historically, the Property housed the manufacturing and distribution operations of Handler Manufacturing. This Redevelopment Plan permits the repurposing of the existing building to house an indoor vertical farm with a variety of accessory and ancillary uses, including a restaurant, a teaching kitchen, and retail sales. The rehabilitated property will reflect contemporary design and sustainability standards, and the unique mix of uses will facilitate innovative and sustainable business practices along the North Avenue corridor.

The rehabilitation of the Property was initiated in 2020, when the Town Council determined that the entirety of the Town of Westfield met the statutory criteria for designation as an area in need of rehabilitation pursuant to the Local Redevelopment and Housing Law, N.J.S.A. 40A: 12A-1 et seq.

1.2. Redevelopment Plan Area Context Map

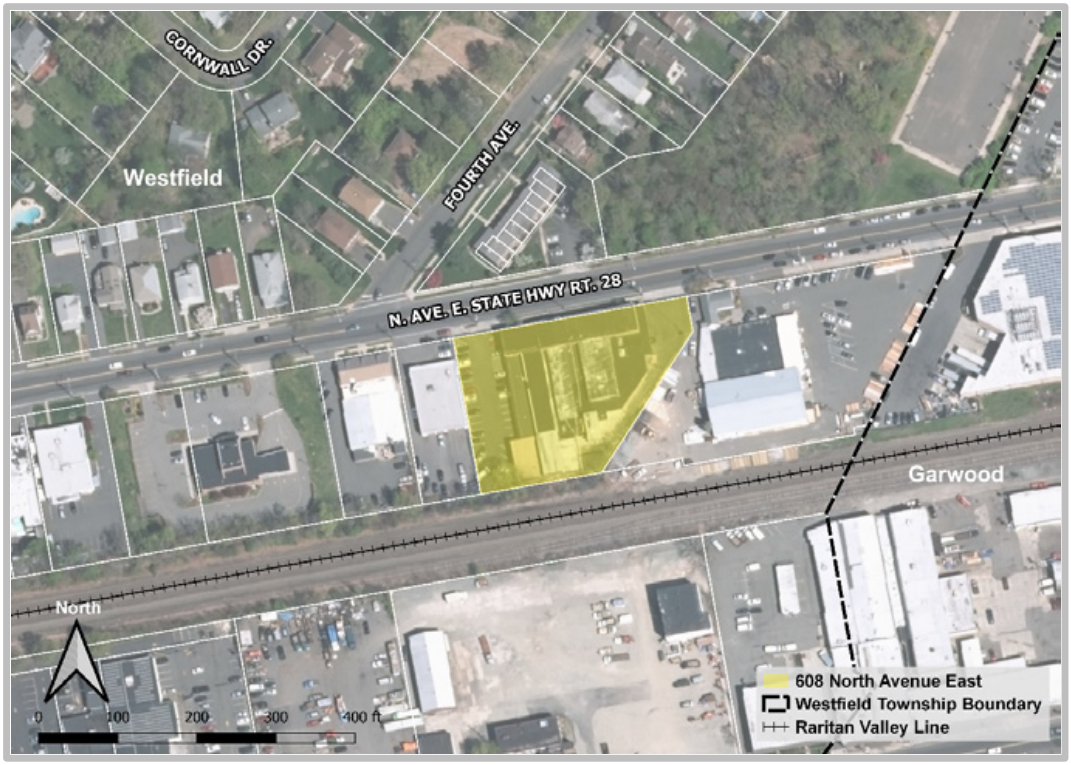


Figure 1: Redevelopment Plan Area

1.3. Overview of Statutory Requirements

In accordance with the LRHL [N.J.S.A. 40A: 12A-7. A.2], this Plan establishes the following proposed requirements for the Property:

- Land Uses
- Bulk Standards
- Design Criteria
- Building Requirements

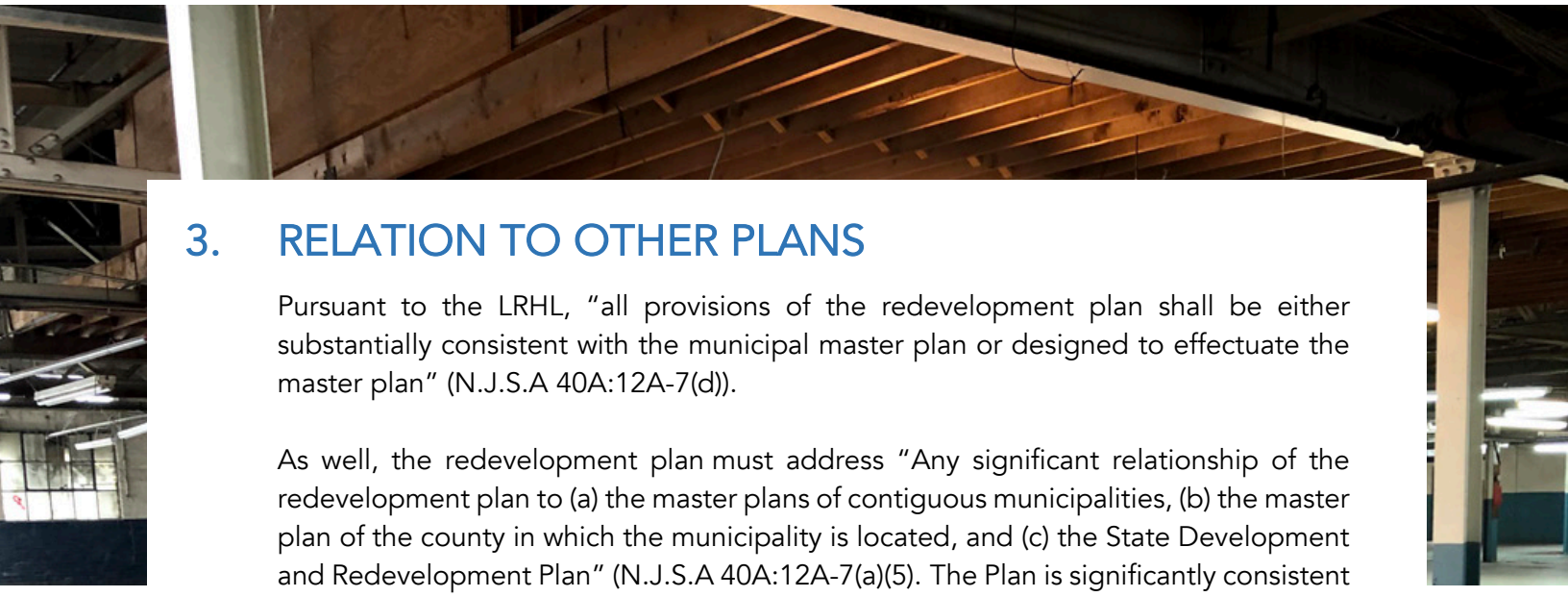
Unless otherwise stated, the provisions set forth in the Plan shall supersede, govern, and control the standards set forth in the Land Use Ordinance of the Town of Westfield. Any standard, definition, or regulation in the Town of Westfield's Land Use Ordinance that is not specifically addressed by a superseding standard, definition, or regulation in this Redevelopment Plan shall apply as part of this Redevelopment Plan.

2. LOCAL REDEVELOPMENT AND HOUSING LAW

The Town of Westfield determined that the use of the redevelopment powers granted to municipalities under the Local Redevelopment and Housing Law ("LRHL") (N.J.S.A 40A:12A-1, et. Seq,) would be the most effective approach to revitalize the parcels contained in the Rehabilitation Area.

On October 13, 2020, the Westfield Town Council passed Resolution 225-2020, declaring that the entirety of the Town of Westfield met the statutory criteria under the LRHL as an area in need of rehabilitation and designating all parcels within the Town as areas in need of rehabilitation. This designation forms the statutory basis for this Plan.

For more information, refer to Local Redevelopment and Housing Law (LRHL) Regulations + Policy (Appendix A).

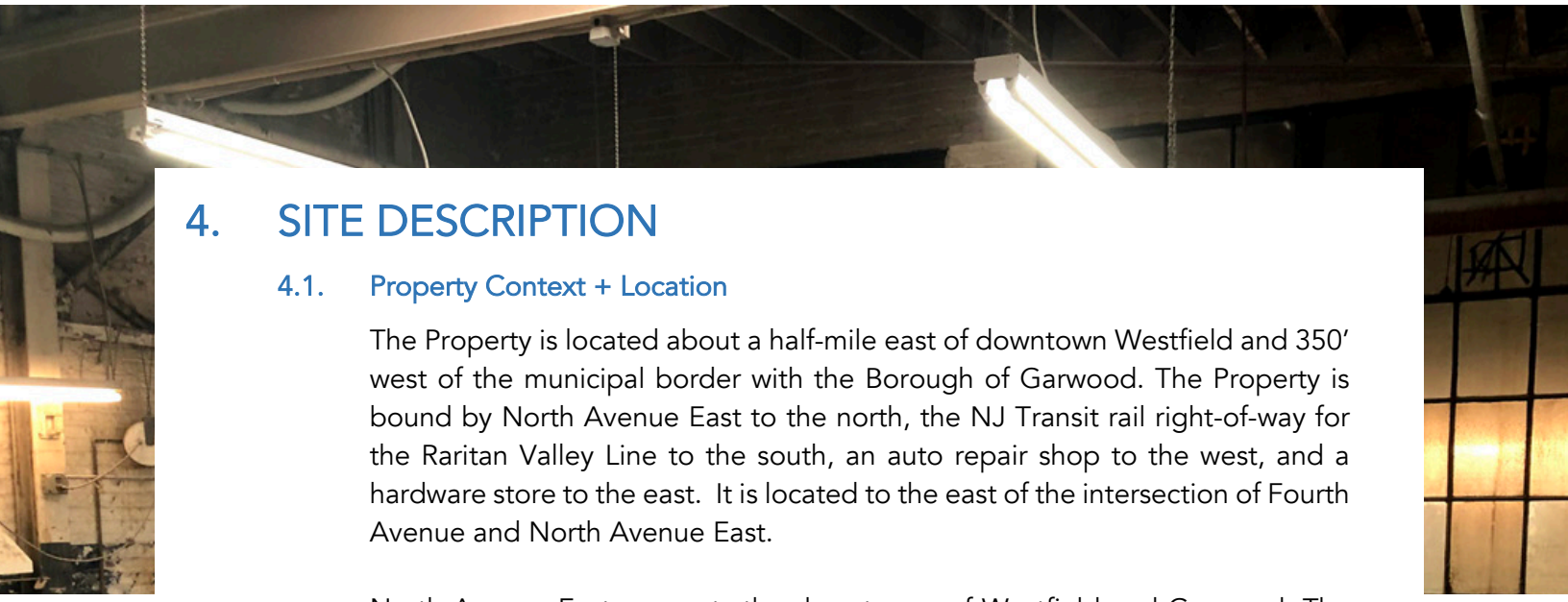


3. RELATION TO OTHER PLANS

Pursuant to the LRHL, "all provisions of the redevelopment plan shall be either substantially consistent with the municipal master plan or designed to effectuate the master plan" (N.J.S.A 40A:12A-7(d)).

As well, the redevelopment plan must address "Any significant relationship of the redevelopment plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan" (N.J.S.A 40A:12A-7(a)(5). The Plan is significantly consistent with and intended to effectuate the Town's Master Plan. This Plan is also generally consistent with the following plans as detailed in Appendix B.

- Local Master Plan
  - 2020 Overall Goals and Objectives
  - 2021 Amendment to the 2018 Housing Plan Element & Fair Share Plan
  - 2021 Unified Land Use and Circulation Element
- Surrounding Communities' Master Plans
  - Township of Clark
  - Township of Cranford
  - Borough of Garwood
  - Borough of Mountainside
  - Township of Scotch Plains
- Union County Master Plan
- NJ State Development and Redevelopment Plan
- 2011 New Jersey State Strategic Plan



4. SITE DESCRIPTION

4.1. Property Context + Location

The Property is located about a half-mile east of downtown Westfield and 350' west of the municipal border with the Borough of Garwood. The Property is bound by North Avenue East to the north, the NJ Transit rail right-of-way for the Raritan Valley Line to the south, an auto repair shop to the west, and a hardware store to the east. It is located to the east of the intersection of Fourth Avenue and North Avenue East.

North Avenue East connects the downtowns of Westfield and Garwood. The northern side of the corridor is partially residential, with an assortment of office and commercial uses. The southern side of the corridor, which includes the Site, is comprised largely of industrial and commercial uses. Residential neighborhoods exist to the north of the North Avenue East corridor.

Figure 2 below displays the Property in the context of the surrounding area.

4.2. Redevelopment Plan Area

Figure 2: Redevelopment Plan Area and surrounding context

4.3. Property History

The first identified development on the Property took place between 1916 and 1921, when a small manufacturing business was established. Throughout the twentieth century, the Property has been home to a variety of industrial businesses. Most notably, beginning in 1971 the property housed the operations of Handler Manufacturing Co., Inc., a dental manufacturing company.

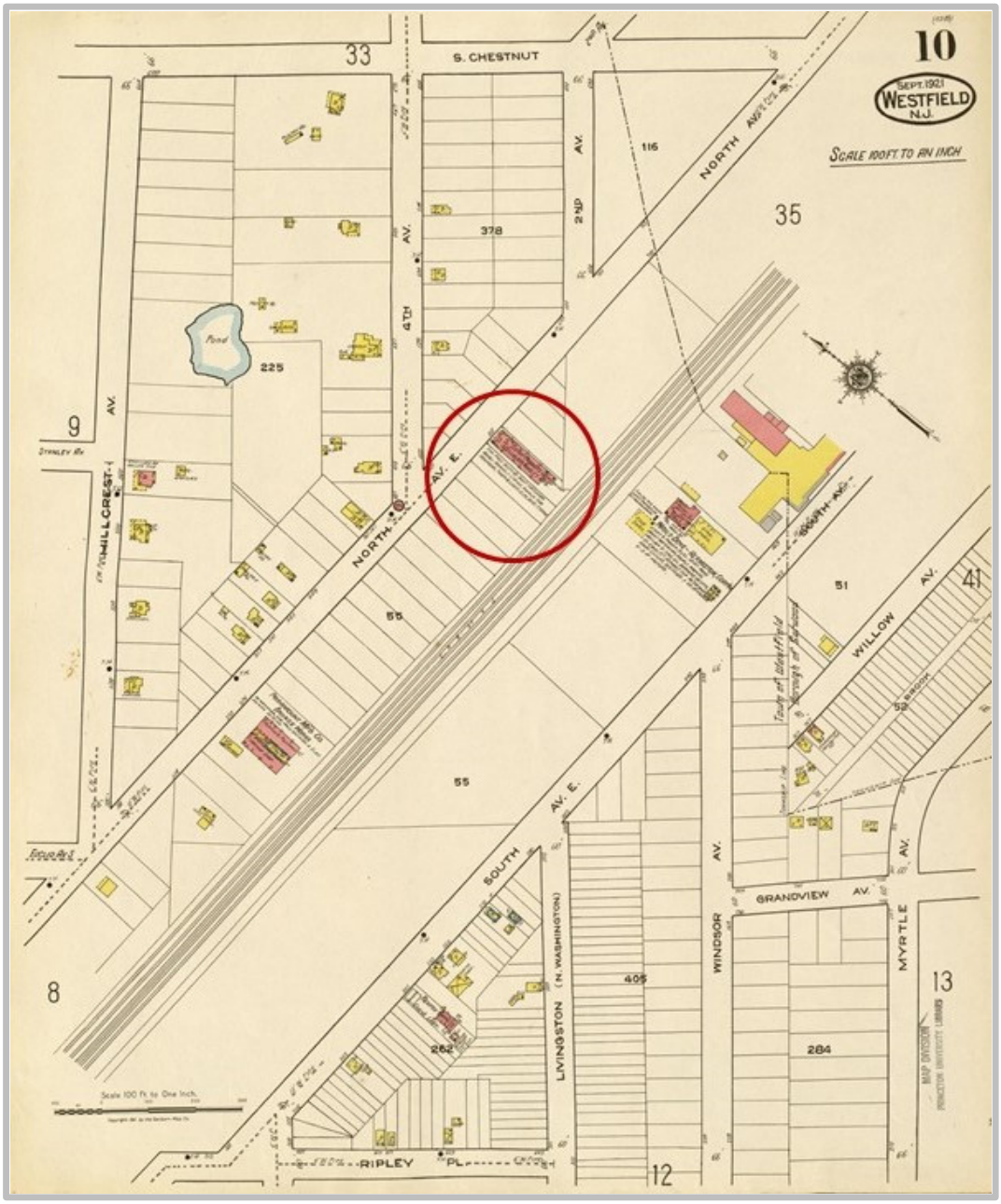


Figure 3: Historic Sanborn map from 1921 showing development in the vicinity of the site.

4.4. Existing Conditions

4.4.1. Property Description and Development

The Property is composed of one lot measuring roughly 1.12 acres in area. The Property houses a one - to two-story, double-height brick building. The property consists of the primary building, two small sheds, a surface parking lot to the west, and an area for parking and loading to the east. Except for the small front yard, the entire Site is covered in impervious surfaces.

Figure 4: Interior image showing existing conditions of the Property

4.4.2. Existing Zoning

Prior to the adoption of this Redevelopment Plan, the property was zoned in the NA-AH North Avenue Affordable Housing Transit Oriented Development District. The NA-AH district was created to provide opportunities for affordable housing development to help satisfy the Town's affordable housing obligations, as required by Southern Burlington County NAACP v. Township of Mount Laurel, 92 N.J. 158 (1983) ("Mount Laurel II") and the Fair Housing Act, N.J.S.A. 52:27D-301 et seq.

In 2021, the Town adopted an amendment to its Housing Plan Element & Fair Share Plan. This amendment was consistent with the "Amendment to Settlement Agreement Between the Town of Westfield

and Fair Share Housing Center," last signed by the Town on May 11, 2021.

This amendment noted that the "Handler Building site located in the North Avenue TOD is unlikely to redevelop for residential housing because the building on the site is not conducive to conversion from industrial use to residential use." Furthermore, this amendment "allow[ed] for the adoption of a redevelopment plan to supersede the existing zoning provisions for the Handler site…so that commercial development without any inclusionary set aside will be allowed or required on the Handler Building Site." Significantly, the Amendment increased the permitted density at the Williams site, another location identified in the Town's Housing Plan Element & Fair Share Plan to compensate for the anticipated change in use of the Handler property from residential to commercial.

The table below lays out the use and bulk regulations of the NA-AH District existing at the time of the adoption of this Plan.

Principal Uses/Structures	▪ Multi-family residences ▪ Townhouses ▪ Private open space, private and public parks and playgrounds
Accessory Uses/Structures	▪ Parking and parking facilities ▪ Signs as regulated in Article 16 ▪ Antennas as regulated in §13.04 ▪ Accessory uses and structures customarily subordinate to permitted principal uses
Conditional Uses/Structures	▪ Residential-type public utility facilities
Prohibited Uses/Structures	▪ Any uses or structures not mentioned above
Minimum Tract Area	1 acre
Minimum Lot Frontage and Lot Width	250 ft frontage for multi-family residences 250 ft frontage and 15 ft width for townhouses
Minimum Yard Setbacks	Front: 40 ft Side: 20 ft Rear: 35 ft
Minimum Setbacks Between Buildings	1 ft for every 2 ft of combined building height between multi-family buildings Townhouses: ▪ 60 ft front-to-front and rear-to-rear

	▪ 40 ft front-to-side
Maximum Building Height	3 stories and 35 ft
Maximum Coverage by Building and Other Structures	25% for multi-family buildings 35% for townhouses, with an additional 2% for decks
Maximum Coverage by Improvements	70%
Maximum Density	25 units/acre
Maximum Dwelling Units per Building	9 units / townhouse building 12 units / multi-family building

4.4.3. Mobility

Road Access: Principal site access is provided by North Avenue East (State Route 28), an arterial that provides access to the Garden State Parkway at Exit 137 approximately 2.5 miles northeast of the Site.

Pedestrian: Near the border of Westfield and Garwood, the Property is within walking distance of each of the respective downtowns, which are roughly 0.5 miles away. Sidewalks along North Avenue East are consistently present along both sides of the road to Downtown Garwood and along the north of the road towards Downtown Westfield.

Public Transit: The Site is roughly 0.75 and 0.5 miles from the Westfield and Garwood train stations, respectively. Both stations are serviced by NJ Transit's Raritan Valley Line, with service eastbound to Newark Penn Station and westbound to High Bridge. Bus service on NJ Transit Route 113 is provided along North Avenue East and includes stops at the Westfield and Garwood train stations with local service eastbound to Port Authority Bus Terminal and westbound to Piscataway.

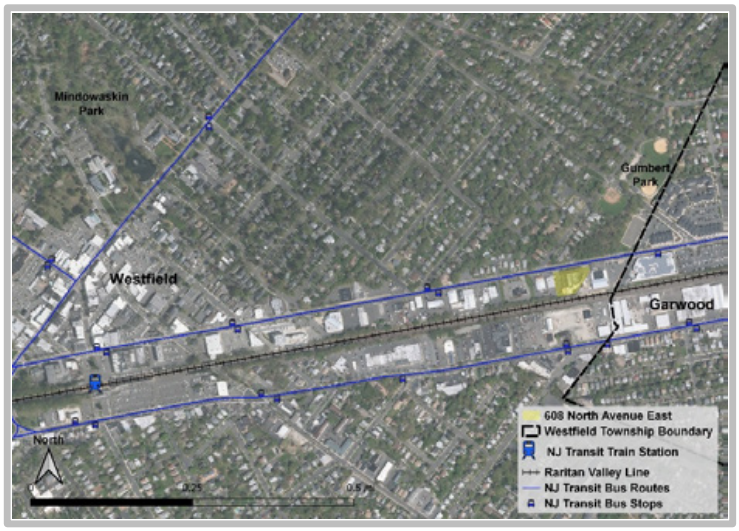


Figure 5: Redevelopment Plan Area and neighborhood context

4.4.4. Property Restrictions + Considerations

NJ Transit Right of Way: The property abuts the NJ Transit Right-of-Way. Rehabilitation must be compliant with Transit regulations for development adjacent to rail rights-of-way.

Contamination: Due to the historically industrial nature of the Site, remediation of the Property may be necessary to remove contaminants. Remediation required for implementation of this Plan, if necessary, shall take place in compliance with all applicable regulations from the NJDEP or other applicable regulating bodies.

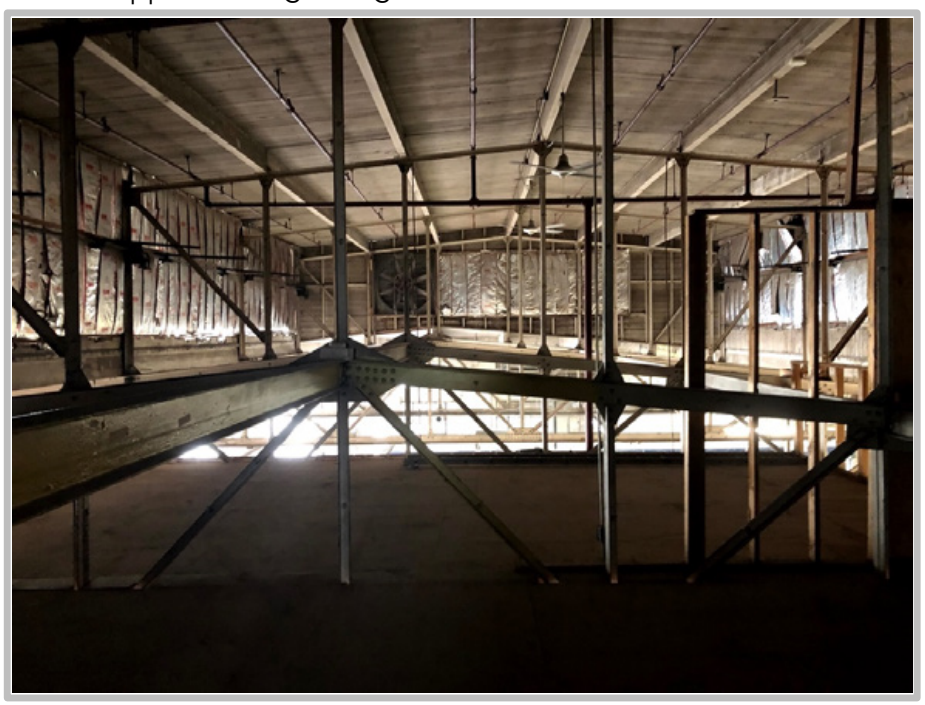
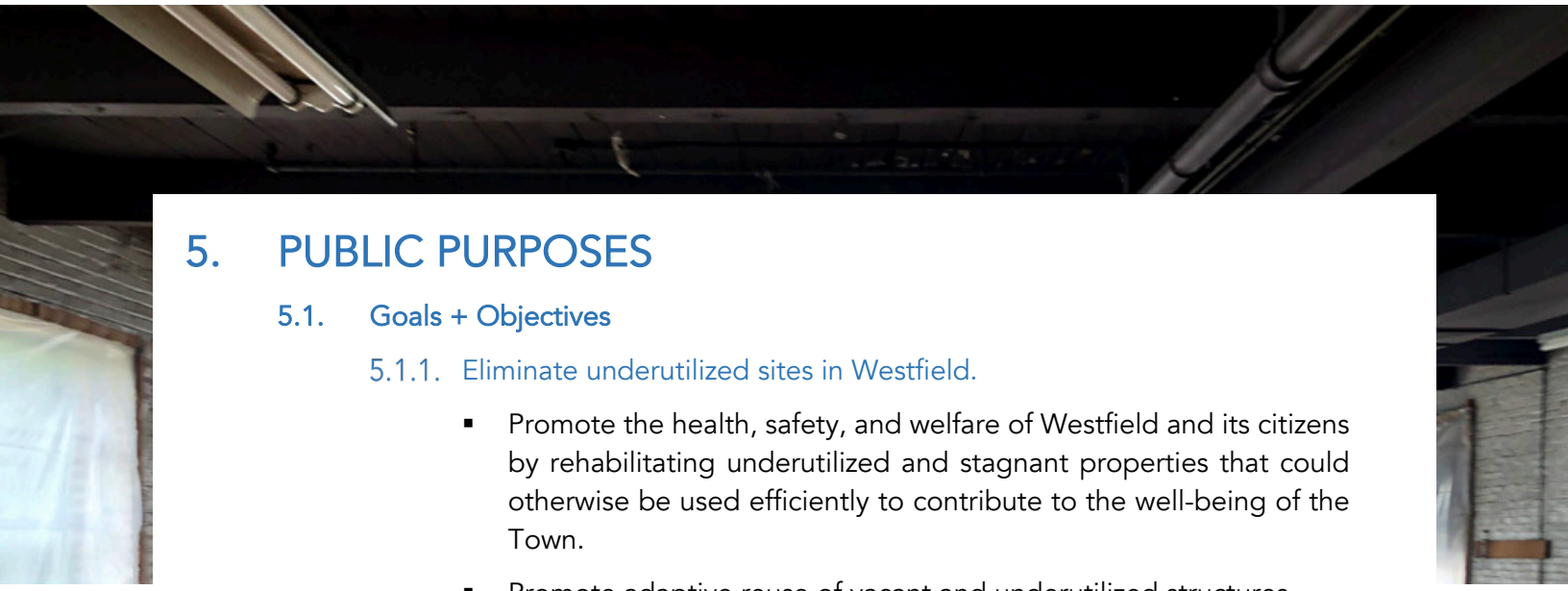


Figure 6: Existing conditions at the Property



5. PUBLIC PURPOSES

5.1. Goals + Objectives

5.1.1. Eliminate underutilized sites in Westfield.

- Promote the health, safety, and welfare of Westfield and its citizens by rehabilitating underutilized and stagnant properties that could otherwise be used efficiently to contribute to the well-being of the Town.
- Promote adaptive reuse of vacant and underutilized structures.
- Incorporate contemporary uses that benefit the Town and eliminate non-compatible land uses.

5.1.2. Introduce a synergistic mix of uses that will support each other and create a lively, attractive public realm.

- Encourage the introduction of uses that promote community health, sustainability, and education, while providing access to fresh, locally grown food.
- Promote economic development by providing the necessary framework for businesses to thrive in the space.
- Provide for innovative combinations of uses that, while distinct, are complementary to other uses on the Property, increasing the visibility and viability of all uses on the site.
- Promote Westfield as a 21st-century community that welcomes innovative entrepreneurs.

5.1.3. Provide a pedestrian-friendly development that encourages multimodal transportation.

- Create the necessary infrastructure to serve the needs of vehicles, pedestrians, and cyclists.
- Employ parking strategies that provide sufficient parking but subordinate parking to create an environment that encourages the use of alternative means of transportation.
- Design site access so as to not adversely affect vehicular or pedestrian circulation and allow vehicles and pedestrians to safely share the streetscape.

- Incorporate a pedestrian-oriented streetscape that provides an inviting and safe space for residents and visitors.

5.1.4. Incorporate high-quality architecture that respects the character of the surrounding area, as well as historic architectural designs.

- Encourage architectural improvements of existing structures to be designed and implemented in a manner consistent with local architectural traditions.
- Promote the adaptive reuse and rehabilitation of existing buildings.

5.1.5. Promote sustainable business practices, green infrastructure and sustainable design that minimize the Site's impact on the environment.

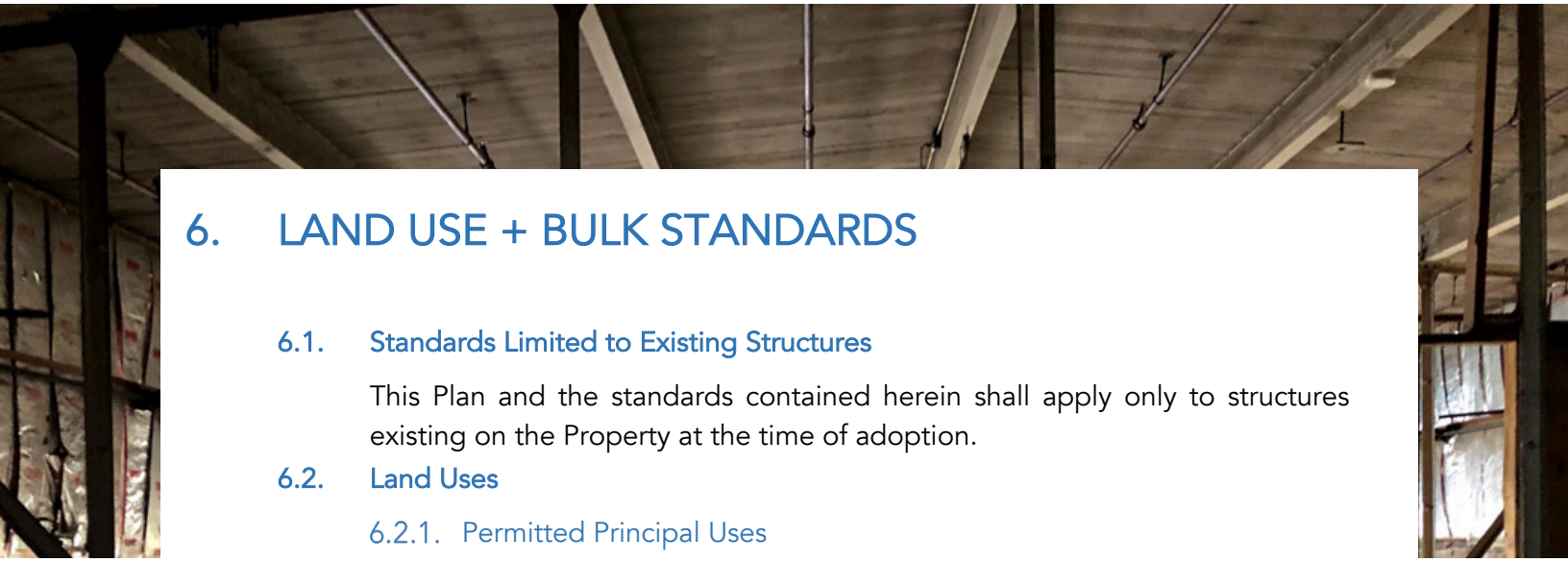
- Provide for an innovative mix of land uses that reduces emissions related to transportation of produce.
- Promote innovative, sustainable agriculture that is less resource intensive than traditional agriculture practices.
- Incorporate streetscape and site improvements to reduce runoff, mitigate flooding, and improve local water quality.
- Reduce the environmental impact of the Property through adaptive reuse and the use of sustainable building standards.

5.1.6. Enhance the physical characteristics of the Town through façade and streetscape improvements

- Develop and enforce façade and streetscape design standards that result in development that is harmonious with the character of Westfield's most attractive structures.
- Mandate public realm improvements that create a safer and more attractive streetscape.

5.2. Affordability

The Project shall adhere to the applicable requirements of Article 22 of the Town of Westfield Code entitled Affordable Housing Development Fee and Trust Fund.



6. LAND USE + BULK STANDARDS

6.1. Standards Limited to Existing Structures

This Plan and the standards contained herein shall apply only to structures existing on the Property at the time of adoption.

6.2. Land Uses

6.2.1. Permitted Principal Uses

- Indoor Vertical Farm

6.2.2. Permitted Accessory Uses

- Special Purpose Rooms
- Restaurant
- Teaching Kitchen
- Patios
- Sidewalk Cafe
- Any uses that are customary and incidental to permitted uses
- All accessory uses shall be accessory to the Indoor Vertical Farm use.

6.2.3. Conditional Uses

- Commercial Use of Rooftops as per conditions in Section 18.24 of the Town Land Use Ordinance

6.2.4. Prohibited Uses

- Any uses not specifically permitted herein

6.2.5. Lot Requirements:

- Minimum lot area: 1 acre
- Coverage by buildings and above grade structures: The maximum coverage by buildings and above grade structures shall be equal to the existing condition at the time of adoption of the Redevelopment Plan.

- Coverage by improvements: The maximum coverage by improvements shall be equal to the existing condition at the time of adoption of the Redevelopment Plan.

6.2.6. Building Placement Standards:

- Front Yard: The minimum front yard setback shall be equal to the existing front yard setback at the time of adoption of this Redevelopment Plan.
- Side Yard: The minimum side yard setback shall be equal to the existing side yard setback at the time of adoption of this Redevelopment Plan.
- Rear Yard: The minimum rear yard setback shall be equal to the existing rear yard setback at the time of adoption of this Redevelopment Plan.

6.2.7. Height: The maximum height of the building in stories shall be two stories. The maximum height of any principal structure in feet shall be equal to the existing condition at the time of adoption of this Redevelopment Plan. Non-habitable appurtenances shall be permitted if they do not exceed 10' above the existing height. Appurtenances may include, but are not limited, mechanical equipment, "daylighting," solar panels, rooftop planters, and vertical circulation (i.e., stair penthouse). Appurtenances shall be screened from abutting streets with parapets or other types of visual screening so as not to be visible from ground level.

6.2.8. Use of Rooftops: The cumulative area of non-habitable appurtenances and commercial use of rooftops (as otherwise governed by Section 18.24 of the Town Land Use Ordinance) shall not exceed 50% of the roof area. Solar panels, if proposed, shall not count towards the 50% roof area maximum.

6.2.9. Floor Area Ratio: The maximum floor area ratio shall be equal to the existing floor area ratio at the time of adoption of this Redevelopment Plan plus 20%. Increases in floor area shall be limited to the creation of internal spaces within the building and shall not include expansion of the building footprint.

6.3. Parking Requirements

6.3.1. Vehicular Parking Requirements

Vehicular parking shall be required in accordance with the table below:

Use	Parking Requirement
Indoor Vertical Farm, including ancillary uses	One space/400 square feet sales area
Restaurant	1 space per 2 seats
Special Purpose Rooms	1 space per 2 seats
Teaching Kitchen	1 space per 2 seats

6.3.2. Compliance with electric vehicle regulations: Vehicular parking shall comply with Article 24 of the Town Land Use Ordinance, entitled Electric Vehicle Infrastructure Regulations.

6.3.3. Shared parking: Redevelopers may utilize a shared parking approach to calculate parking requirements. Shared parking calculations shall be based upon a widely-accepted methodology, such as those published in the Urban Land Institute (ULI) report *Shared Parking*, the Institute of Transportation Engineers *Parking Demand* or *Parking Generation Manual*, or the Victoria Transport Policy Institute's *Shared Parking: Sharing Parking Facilities Among Multiple Users*. If utilized, shared parking analyses shall be substantiated by a study to be prepared by a licensed Professional Engineer or recognized parking consultant.

6.3.4. Off-site parking: Off-site parking may be used to satisfy parking requirements. Off-site parking shall be approved by the Planning Board subject to the following conditions:

- *Submission requirements:*
  - Redeveloper shall submit an Off-Site Parking Plan as a component of their Site Plan application. The Off-Site Parking Plan shall include:
    - Location of off-site parking
    - Number of off-site parking spaces provided

- Times during which off-site parking spaces will be available.
- Pedestrian routes between the project and the off-site parking location
- Evidence showing access to off-site parking, as defined herein
- Valet Plan as defined herein (if applicable)

- *Location of off-site parking:* Any off-site parking shall be located within 2,000' of the Property. No off-site parking shall be located on the premises of a property identified by the Town of Westfield as a Class 2 (Residential) property. Distance shall be measured in a straight line from the closest point of the Property to the nearest point of the parcel where the off-site parking is located.
- *Evidence of access to off-site parking:* Evidence of access to off-site parking shall be codified via a recorded easement or written lease. On-street parking as permitted in Section 6.3.5 herein shall not require a recorded easement or written lease.
- *Availability of off-site parking at peak times:* Off-site parking shall be available, at minimum, from 6:00 pm – 10:00 pm on Thursday, Friday, and Saturday, and 12:00 pm – 6:00 pm on Sunday.
- *Valet parking requirement for off-site parking for Special Purpose Rooms or Teaching Kitchen:*
  - When off-site parking is proposed to satisfy the parking requirement for Special Purpose Rooms and/or Teaching Kitchens, the Planning Board shall only approve the use of off-site parking if an adequate valet service is provided. The valet service requirement shall only be applicable when parking requirements exceed available on-site parking and on-street parking, as defined in Section 6.3.5.
  - The adequacy of the valet service shall be documented through submission of a Valet Plan, compliant with the standards below. The Valet Plan shall be submitted with the Redeveloper's Site Plan Application as a component of the Off-Site Parking Plan.

- A Valet Plan shall include:
  - Hours of operation
  - Location of valet stand on the Property, if applicable
  - Evidence of adequate circulation to support the operations of the valet service in the proposed location, if applicable
  - Method whereby valet operators will return from the off-site parking area to the Property.

- *Enforcement and adjustments:*
  - Adherence to the terms of the Off-Site Parking Plan, as well as any additional testimony supplied by the Redeveloper's professionals in the course of the Planning Board's Site Plan review, shall be a condition of Planning Board approval.
  - Any modification to the Off-Site Parking Plan sought by the Redeveloper after the initial Certificate of Occupancy shall be subject to approval of the Planning Board Site Plan Subcommittee.
  - If at any point the off-site parking arrangement expires or deviates in any material way from the approved Off-Site Parking Plan, the Redeveloper shall provide notice to the Zoning Officer. If the Redeveloper fails to produce an alternative plan for approval by the Planning Board Site Plan Subcommittee, the Redeveloper shall be required to seek variance relief from the Planning Board.
  - Unauthorized deviation from the terms of the Off-Site Parking Plan and any corresponding approval shall be considered a violation and be enforced in accordance with Article 21 of the Land Use Regulations of the Town of Westfield.

6.3.5. On-Street Parking: The Redeveloper may only count legal on-street parking on the south side of North Avenue between the lot lines of the Property to satisfy the overall parking requirement. The Redeveloper is responsible for securing any necessary approvals for the creation of on-street parking prior to issuance of a Certificate of Occupancy, and for making any necessary improvements to ensure functionality of on-site spaces.

6.3.6. Existing Parking: The number of on-site parking spaces existing at the time of adoption shall not be reduced by more than 20%.

6.3.7. Front Yard Parking Prohibited: No parking shall be permitted between the North Avenue façade of the building and the curbline adjacent to the building.

6.3.8. Loading Requirements: At least one loading space shall be provided. Loading spaces shall be designed in accordance with the applicable standards of Article 17 of the Town of Westfield Zoning Code.

6.3.9. Bicycle Parking Requirements: Bicycle parking shall be provided in a ratio of one (1) space per 4,000 square feet gross floor area of any use. U-shaped bicycle racks may count as two (2) bicycle parking spaces.

6.4. Sustainability

- Sustainable design strategies and materials are encouraged in accordance and furtherance of Resolution 127-2020. Such design strategies and materials include those specified by the Town's Green Development Checklist, adopted by General Ordinance 21-89.
- Other sustainability measures include, but are not limited to:
  - Rainwater capture for use in indoor vertical farming
  - Green roof designs
  - Recycling of grey water for indoor vertical farming from other on-site uses
  - Composting of organic waste generated on-site, either for use in indoor vertical farming or packaged for sale
  - Solar panels

6.5. Building Design Standards

- This Redevelopment Plan solely applies to reuse of the existing principal structure.
- Modifications to the exterior of the structure anticipated by this Plan are limited primarily to rehabilitation and restoration.
- Architectural modifications required as a result of restoration and rehabilitation of the existing structure should be designed and implemented in a manner complementary to

the existing architecture, as it relates to materials, fenestration, building articulation, and other similar factors.

6.6. Site Design Standards

6.6.1. Generally

- Public and private realms should be integrated and connected.
- All equipment associated with the Indoor Vertical Farm shall be enclosed within the building, with the exception of planters and other similar farming infrastructure which may be located on the roof. This equipment shall comply with requirements of Section 6.2.7 regarding non-habitable appurtenances.
- Streetscape and landscape improvements included within Site Plan applications shall be designed by a licensed Landscape Architect with experience in designing pedestrian-oriented spaces.

6.6.2. Circulation

- Pedestrian pathways shall be provided to entrances from the street frontage and all parking areas to entrances.
- Entry and egress shall be provided via the existing driveways located generally at the eastern or western end of the site.

6.6.3. Streetscape and Sidewalks

- Any sidewalk or streetscape improvements pursued within the Redevelopment Plan Area shall be guided by the "Downtown Edge Thoroughfare" standards outlined in the Town of Westfield's Unified Land Use + Circulation Element. These improvements shall be consistent with applicable ADA and Town of Westfield standards.

6.6.4. Street Trees

- Pollution resistant street shade trees should be planted along the street, at regular intervals pending species type, 30' on center if a small street tree with a canopy spread up to 30' or spaced at 40' on center intervals if a medium or large tree with a canopy spread above 30'. Trees shall be a minimum of two-and-a-half (2.5) inches in diameter at breast height. The Planning Board shall approve species and location of trees.
- Pavers at the perimeter of tree pits are encouraged.
- Raingardens and/or bioswales in tree pits are encouraged.
- Tree irrigation bags must be installed and maintained for at least six months after planting.

- Street trees with coordinated site lighting are encouraged.

6.6.5. Street Furniture

- The use of street furniture in zones between the sidewalk and building frontage is encouraged.
- Any street furniture provided along sidewalks, including but not limited to benches, trash receptacles, and tables, shall be located such that a minimum of six feet of unobstructed area remains for the safe passage of pedestrians.
- Street furniture must be designed to accommodate people of all ages and abilities and be compliant with ADA requirements and New Jersey Barrier Free Subcode.
- If street furniture is proposed, the Redeveloper shall propose a palate of furniture, fixtures, and finishes for seating that are consistent with the aesthetic of Westfield and the project.

6.6.6. Lighting

- Security Lighting: where used for security purposes or to illuminate walkways, roadways and parking lots, only shielded light fixtures shall be used.
- Commercial Lighting: where used for commercial purposes such as in merchandise display areas, work area signage, architectural treatments, or landscaping, all light fixtures shall be equipped with automatic timing devices and comply with the following:
  - Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light that will not extend beyond the illuminated object.
  - Other upward directed architectural, landscape, or decorative direct light emissions shall have at least 90% of their total distribution pattern within the profile of the illuminated structure.
  - Externally illuminated signs including commercial building identification or other similar illuminated signs, shall comply with the following:
    - Top mounted light fixtures shall be shielded and are preferred.
    - When top mounted light fixtures are not feasible, illumination from other positioned light fixtures shall be restricted to the sign area. Visors or other

directional control devices shall be used to keep spill light to an absolute minimum.

  - All other outdoor lighting shall use shielded light fixtures.

- Floodlight type fixtures, once properly installed, shall be permanently affixed in the approved position.
- Foundations supporting lighting poles not installed four feet behind the curb, shall not be less than 24 inches above ground.
- Light Trespass (Nuisance Light): all light fixtures, except street lighting, shall be designed, installed and maintained to prevent light trespass, as specified below:
  - At a height of five feet above the property line of the subject property, illuminations from light fixtures shall not exceed 0.1 foot-candles in a vertical plane on residentially zoned property.
  - Outdoor light fixtures properly installed and thereafter maintained, shall be directed so that there will not be any objectionable direct glare source visible above a height of five feet from any property or public roadway.
  - Light fixtures near adjacent property may require special shielding devices to prevent light trespass.
- Lighting associated with the Indoor Vertical Farm use shall be designed in a manner to prevent light trespass onto adjacent properties, as defined above.
- All lighting must be made to conform to the provisions of this section.

6.6.7. Landscaping + Buffers

- Where commercially feasible, buffers should be provided along property lines, particularly where parking abuts adjacent uses.
- Buffers may include vegetation, hedge rows, fences, and walls. Walls utilized as buffers may be constructed of stone, brick, or similar materials that promote an attractive aesthetic. Fences may be made of metal, wood, or other materials that promote an attractive aesthetic. Chain link fences shall not be permitted, except for portions of the property between the building and the adjacent rail right-of-way. Fences or walls shall not exceed six feet. No fences or walls shall be placed within front yard areas.

- Landscaped beds, gardens, and planting strips are encouraged to be incorporated into public areas, particularly in locations that separate vehicles from pedestrians.
- Landscape buffers shall have a minimum height of two feet at planting.
- The use of green infrastructure, such as bioswales or rain gardens, is highly encouraged.
- Fencing shall comply with the regulations in Chapter 12 of Westfield's Land Use Ordinance, unless otherwise noted herein.

6.6.8. Stormwater

- Construction in the Area shall generate zero net increase in peak flow volume and flow rate off-site between pre- and post- construction conditions for the 2, 10, and 100-year storms. The use of green stormwater management is highly encouraged.

6.6.9. Retaining Walls

- If retaining walls are required as a component of site improvements, best efforts shall be made by the Redeveloper to minimize the impact of the walls on site design and circulation.
- Retaining walls shall be constructed of or clad in brick, stone, modular block, or stucco.
- Retaining walls should be designed in a manner that is harmonious with the balance of the site design. Efforts should be made to design retaining walls in an attractive manner through treatments like landscaping, art, or other interventions.

6.6.10. Parking, Vehicular

- All parking areas shall meet or exceed Americans with Disabilities Act (ADA) standards.
- Parking spaces shall measure nine feet wide by 18 feet deep.
- Compact car spaces measuring at least eight feet wide by 16 feet deep, shall be permitted, provided the total number does not exceed 50% of the total parking provided.
- Vehicular access to parking facilities shall be located and designed to minimize conflicts with pedestrian circulation.
- The Project must comply with Article 24 of the Town Land Use Ordinance, entitled Electric Vehicle Infrastructure Regulations.

6.6.11. Parking, Bicycle

- Site plans shall show the proposed location of bike parking/storage facilities on the site and on the building floor plan design. A construction detail of the bike rack or facilities shall be provided by the Redeveloper with the Site Plan submission.
- Secure, indoor bicycle parking or bicycle parking that is otherwise protected from the elements is encouraged. At a minimum, bicycle parking shall be at least as protected and secure as any automobile parking provided.
- Bicycle parking facilities within an automobile parking area are encouraged to be separated by a physical barrier (i.e., bollards, reflective wands, curbs, wheel stops, poles, etc.) to protect bicycles from damage by cars.

6.6.12. Loading, Utilities, and Mechanical Equipment

- Loading and unloading shall take place within the rear or side yards.
- Commercial service needs (trash storage, shipping, etc.) should be conducted indoors in a centralized location. Trash compaction is encouraged. If trash storage must be conducted outside, it should be fully enclosed in a manner that complements the building architecture and be secured via visually solid gates.
- When technically feasible, outdoor equipment shall be placed underground.
- No ground-mounted utility or mechanical equipment is permitted on the front yard or along street frontage.
- Any ground- mounted equipment within view from a street shall be screened by landscaping or other similar means.
- No through-wall mechanical equipment shall be permitted on the North Avenue facing façade.
- New façade penetrations, such as for HVAC uses, shall be minimized. Any new necessary façade penetrations shall be color matched with adjacent materials.
- Utility meters and similar infrastructure are encouraged to be located within an enclosed room. Utility meters should not be visible from the street.

6.6.13. Signage

- Signage shall comply with Section 16 of the Land Use Ordinance of the Town of Westfield, except that instead of

the regulations of Section 16.04E, wall mounted signs shall be permitted as follows:

- One sign on each exterior building side wall, the facade of which is perpendicular to the street, up to two such walls, regulated as follows:
  - Any such signs shall be clearly visible from an automobile approaching on the street upon which the building fronts.
  - The area of any such sign shall not exceed 25 square feet.
  - The height of any such sign shall not exceed 25 feet as measured from the average grade to the top of the sign.
  - The horizontal dimension of any such sign shall not exceed 10 feet.
  - The vertical dimension of any such sign shall not exceed 5 feet.
- In addition to the sign permitted above, up to three signs, identifying accessory uses, may be permitted on a wall that has direct street frontage. The signs shall be regulated as follows:
  - The height of the sign shall not exceed the height of the building.
  - The combined size of the signs shall not exceed 50 square feet.
  - The horizontal dimension of the sign shall not exceed 20 feet, or 75% of the width of the building frontage occupied by the use, whichever is less.
  - The vertical dimension of the sign shall not exceed 2.5 feet.

6.6.14. Sidewalk Cafes

- Unless otherwise stated herein, Outdoor Dining and Sidewalk Cafes shall be regulated in accordance with Chapter 24 ("Streets and Sidewalks"), Article VII ("Sidewalk Cafes") of the Town of Westfield municipal code.
- Sidewalk cafes shall be permitted within the Plan Area, provided cafes are associated with, and under common control of, restaurants located in the principal structure.

- Sidewalk cafes and outdoor dining may be permitted in the following areas:
  - Areas between eastern building facade and the parking area.
  - Areas between the western building façade and parking area
- Any outdoor dining or sidewalk café should be clearly delineated using removable barriers. Such barriers may include planters, temporary fencing, or similar strategies. These buffers shall serve as a way to both delineate the dining area and provide protection to patrons using the dining area.

7. ADMINISTRATION

7.1. Applicability

The standards and procedures contained within Section 7, Administration, shall apply to all projects within the Area.

7.2. Computations

Rounding: Where cumulative requirements or limitations are to be computed for purposes of this Plan, fractions shall be carried forward in the summation, and the total rounded to the nearest whole number.

7.3. Other Actions by the Town in Furtherance of the Plan

Other actions may be taken by the Town to further the goals of the Plan. These actions may include, but shall not be limited to, provisions for public infrastructure necessary to service new development and vacation of public utility easements and other easements and rights-of-way as may be necessary for rehabilitation. Unless otherwise agreed to by the designated Redeveloper and the Town as part of a Redevelopment Agreement, the costs for such actions shall be apportioned in accordance with N.J.S.A. 40:55D-42.

7.4. Town Designation – Redevelopment Agreement

7.4.1. Usage of the word "developer" or "Redeveloper"

Anytime the word "developer" is utilized in this Redevelopment Plan, the same shall mean the Redeveloper or Redeveloper(s) that may be designated by the Town in accordance with a developer designation or Redevelopment Agreement to be executed between the Town and applicable entities.

7.4.2. Approval Process

Project approval under this Redevelopment Plan shall involve two steps. First, a Redevelopment Agreement will be entered into between the Town and the Redeveloper. Second, the Redeveloper will make an application to the Planning Board.

The approval sequence is further detailed below.

- **Redevelopment Agreement**
  Prior to application to the Planning Board for Site Plan and Subdivision review, the Town Council shall pass a resolution in a public session authorizing a Redevelopment Agreement

between the Town and Redeveloper. Only Redevelopers with an executed Redevelopment Agreement with the Town shall have standing to submit an application to the Planning Board. The following items may be included as an attachment to any Redevelopment Agreement as required by Town Council:

- Architectural rendering
- As-built drawings of existing structures on the Property sufficient to determine building height, coverage ratios and other items deemed necessary to determine existing conditions.
- Building elevations
- Conceptual site plans and floor plans showing allocation of space
- Demonstration of Redeveloper's financial qualifications, including access to debt and equity to support the project
- Demonstration of Redeveloper qualifications including experience with projects of similar scale and complexity
- Landscape plan detailing site improvements
- List of project consultants
- Ownership structure
- Parking and loading plan, including conceptual shared parking analysis, conceptual off-site parking strategy, and valet plan, if applicable
- Photometric study detailing lighting impacts of proposed development
- Redevelopment timeline
- Survey of existing property detailing location of existing structures, setbacks from property lines.
- Sustainable design strategies and materials
- Specific parameters for streetscape improvements.
- Traffic Impact Study ("TIS") conforming to applicable standards published by the Institute of Transportation Engineers ("ITE"). The TIS shall determine the impact of the project on traffic patterns and identify mitigative improvements, if any, necessitated by implementation of the project. Any improvements required in conjunction with implementation of the project shall be included in

the Redevelopment Agreement to be executed by the Redeveloper and Town.

- Site Plan and Subdivision Review

  Prior to commencement of construction, site plans for the construction of improvements within the Rehabilitation Area, prepared in accordance with the requirements of the Municipal Land Use Law (N.J.S.A. 40:55D-1 et. seq.) and consistent with the applicable attachments to the Redevelopment Agreement, shall be submitted by the applicants for review and approval by the Planning Board of the Town of Westfield. If there is a material change to the attachments to the Redevelopment Agreement, such material changes must be approved by the Council as a prerequisite to site plan approval.

  Excepting de minimis field changes to an approved site plan approved by the Town Construction Code Official, no construction or alteration to existing or proposed buildings shall take place until a site plan reflecting such additional or revised construction has been submitted to, and approved by, the Planning Board. This pertains to revisions or additions prior to, during, and after completion of the improvements.

  In addition to the above-mentioned items, the following shall be submitted as part of a site plan application if applicable:

  - Copy of applications or conceptual designs that have been or will be submitted to NJDOT, Union County, and any other applicable local, state, or federal agencies, as required.
  - Will-serve letters from utility service providers, if applicable.

7.5. Local Permits + Approvals by Other Agencies

Redeveloper shall be required to obtain a Zoning approval upon demonstration of compliance with all conditions contained in any resolution of approval from the Planning Board. Redeveloper shall be required to provide, prior to issuance of a zoning approval, copies of all approvals necessary to implement public improvements. Only upon issuance of a zoning approval shall the Town Construction Code Official issue Building Permits or similar approvals to allow construction to commence.

The Redeveloper shall be required to provide the Town with copies of all permit applications made to federal, state and county agencies upon filing such applications, as may be required by the Redevelopment Agreement to be executed between the Redeveloper(s) and the Town.

7.6. Deviations

The Planning Board may grant deviations from the regulations contained within this Redevelopment Plan where, by reason for exceptional narrowness, shallowness, or shape of a specific piece of property, or by reason of exceptional topographic conditions, preexisting structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective, or regulation adopted pursuant to this Redevelopment Plan would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant such relief in an application relating to a specific piece of property where the purposes of this Redevelopment Plan would be advanced by a deviation from the strict requirements of this Redevelopment Plan and the benefits of the deviation would outweigh any detriments. No relief may be granted under the terms of this section unless such deviation or relief can be granted without substantial detriment to the public good and without substantial impairment of the intent and purpose of this Redevelopment Plan. An application for a deviation from the requirements of this Redevelopment Plan shall provide public notice of such application in accord with the requirements of public notice as set forth in NJSA 40:55D-12. a. and b.

Notwithstanding the above, any changes to the uses permitted in this Rehabilitation Area, or any other deviation requiring a "d" variance shall be permitted only by means of an amendment of the Redevelopment Plan by the Town of Westfield Council.

7.7. Severability

The provisions of this Redevelopment Plan are subject to approval by Ordinance. If a Court of competent jurisdiction finds any word, phrase, clause, section, or provision of this Redevelopment Plan to be invalid, illegal, or unconstitutional, the word, phrase, clause, section, or provision shall be deemed severable, and the remainder of the Redevelopment Plan and implementing Ordinance shall remain in full force and effect.

7.8. Adverse Influences

No use or reuse shall be permitted which, when conducted under proper and adequate conditions and safeguards, will produce corrosive, toxic

or noxious fumes, glare, electromagnetic disturbance, radiation, smoke, cinders, odors, dust or waste, undue noise or vibration, or other objectionable features to be detrimental to the public health, safety or general welfare.

7.9. Non-Discrimination Provisions

No covenant, lease, conveyance or other instrument shall be effected or executed by the Town of Westfield or by a developer or any of their successors or assignees, whereby land within the Rehabilitation Area is restricted by the Town of Westfield, or the developer, upon the basis of race, creed, color, national origin, ancestry, affectional preference, marital status or gender in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments. There shall be no restrictions of occupancy or use of any part of the Rehabilitation Area on the basis of race, creed, color, national origin, ancestry, affectional preference, marital status, or gender.

7.10. Rehabilitation Actions

The Town of Westfield shall have such powers and duties as set forth in the LRHL and as may be conferred by this Redevelopment Plan, including, but not limited to, the authority to relocate residents and businesses, to designate Redevelopers, establish clear terms and conditions for rehabilitation through the negotiation, execution, and administration of redevelopment agreements, and to do such other things as permitted by law.

7.11. Relocation Requirements

The Redeveloper will comply with any applicable New Jersey law or regulation applicable to relocation of tenants within the Rehabilitation Area. No housing units, temporary or permanent, shall need relocation under this Redevelopment Plan.

7.12. Escrows

The Redevelopment Agreement shall provide that the Redeveloper shall be responsible to post sufficient escrows to cover the reasonable costs of the Town and the professional consultants retained by the Town to negotiate the Redevelopment Agreement, any other agreements associated with the project, undertake any studies in connection with the project, review the proposed project and advise the Town on any and all aspects of the rehabilitation process and as otherwise set forth in the Redevelopment Agreement.

7.13. Infrastructure

In accordance with N.J.S.A. 40:55D-42 or as may otherwise be required by the Town and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, provide all necessary engineering studies for, and construct or install all on- and off-site municipal infrastructure improvements and capacity enhancements or upgrades required in connection with traffic control measures, water service, sanitary sewer service, stormwater management, and flood mitigation measures to the project, in addition to all required tie-in or connection fees subject to appropriate credits as required by law. In accordance with N.J.S.A. 40:55D-42, or as may otherwise be required by the Town and agreed to by the Redeveloper in the Redevelopment Agreement, the Redeveloper shall, at Redeveloper's cost and expense, also be responsible for providing all sidewalks, curbs, streetscape improvements (street trees and other landscaping), street lighting, and on- and off-site traffic controls and road improvements for the project or required due to the impacts of the project. The Redeveloper shall be required to receive all necessary approvals for infrastructure, including at the County and State level as applicable.

7.14. Procedures for Amending the Plan

This Redevelopment Plan may be amended from time to time upon compliance with the requirements of state law and a request for same may be submitted to the Westfield Town Council. The Town of Westfield reserves the right to amend this plan. The Redeveloper shall remit a $10,000 escrow for professional fees if it requests a Plan amendment, while the Town shall bear its own professional fees if the Plan amendment request originates from the Town or an agency of the Town. The Town, at its sole discretion, may require the party requesting the amendments to prepare a study of the impact of such amendments, which study must be prepared by a professional planner licensed in the State of New Jersey and other additional professionals.

7.15. Redevelopment Plan Duration

The provisions of this Redevelopment Plan specifying the rehabilitation of the Rehabilitation Area and the requirements and restriction with respect thereto shall be in effect for a period of fifty (50) years from the date of adoption of this Redevelopment Plan by the Westfield Town Council.

7.16. Certificates of Completion

Upon completion of a project, the developer shall submit for a Certificate of Completion. Concurrently, a zoning ordinance amendment

shall be submitted to the Westfield Town Council requesting that the zoning for the subject parcel(s) be incorporated into the Town Code to ensure that the standards remain applicable.

7.17. Land Use Map Amendments

The adoption of this Redevelopment Plan or any amendments thereto shall automatically allow for any necessary modifications to the official Westfield Land Use Map to ensure consistency between the two documents.

7.18. Additional Superseding Provisions

The standards contained within this Redevelopment Plan shall supersede any conflicting standards contained within the Land Development Ordinance (LDO) of the Town of Westfield or other applicable Town of Westfield codes or ordinances.

7.18.1. Terms and Definitions

- Any terms or definitions not addressed within this Redevelopment Plan shall rely on the applicable terms and conditions set forth in the Zoning Ordinance of the Town of Westfield.

7.18.2. Other Applicable Design and Performance Standards

- Any design or performance standards not addressed within this Redevelopment Plan shall rely on the applicable design and performance standards set forth in the Land Development Code of the Town of Westfield.

7.19. Other Provisions

7.19.1. This Redevelopment Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved public utilities, recreation and community facilities and other public improvements. This Redevelopment Plan has laid out various programs and strategies requiring implementation to carry out the objectives set forth herein.

7.19.2. This Redevelopment Plan lays out the proposed land uses and building requirements for the Rehabilitation Area.

7.19.3. The diagrams, images, and other graphic representations provided in this Redevelopment Plan are intended to provide a framework for interpretation of the written standards and regulations contained herein. Nothing in this Redevelopment Plan shall preclude the rehabilitation of a block depicted in such diagrams, images, or other graphic representations, provided

that such development is fully in conformance with the written standards and regulations contained herein.

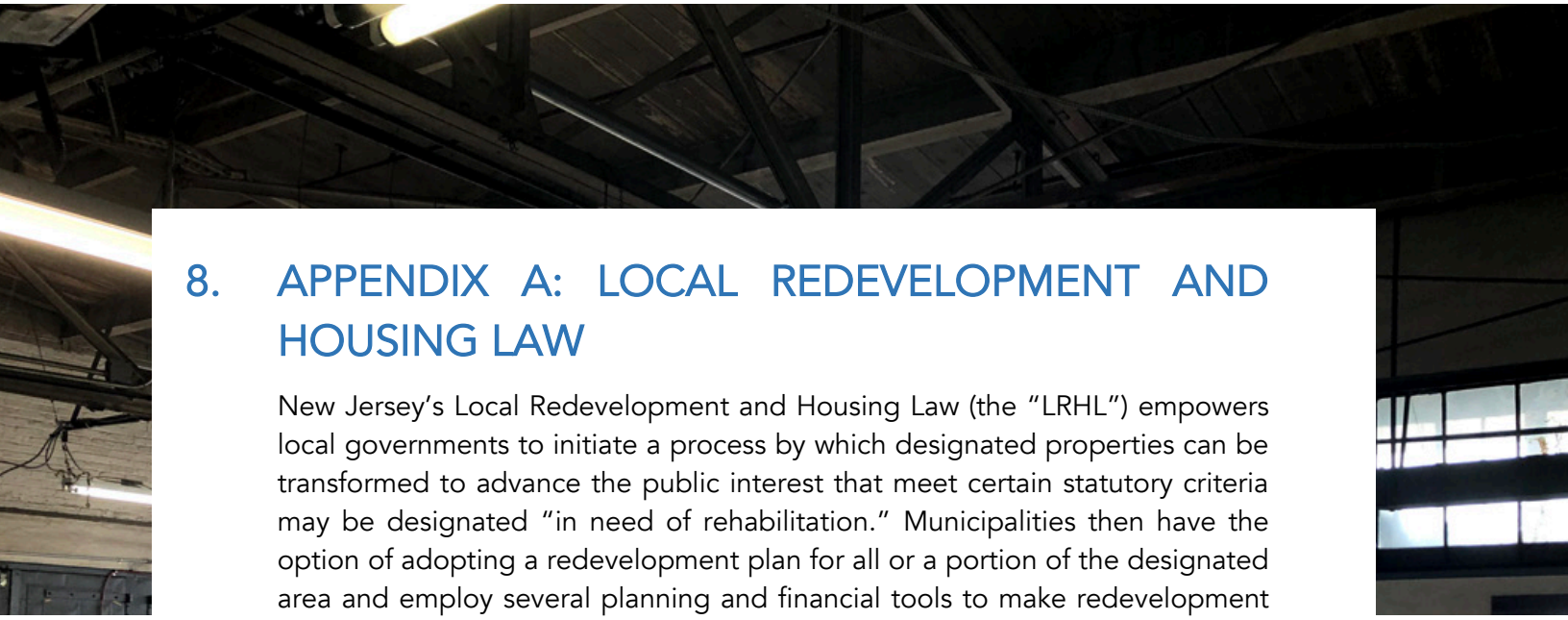
7.19.4. Final adoption of this Plan by the Town Council of the Town of Westfield shall be considered an amendment of the Town Zoning Map.

7.20. Other Rehabilitation Actions

In carrying out this Redevelopment Plan, the Town of Westfield and any designated Redeveloper(s) may be required to undertake a variety of rehabilitation actions. These may include, but will not be limited to, anything permitted under the LRHL.

7.21. Public Improvement Approvals

It is recognized that the public improvement requirements within this plan may require approval of third-party organizations. Construction of improvements shall not commence until all required approvals are received from third party agencies.



8. APPENDIX A: LOCAL REDEVELOPMENT AND HOUSING LAW

New Jersey's Local Redevelopment and Housing Law (the "LRHL") empowers local governments to initiate a process by which designated properties can be transformed to advance the public interest that meet certain statutory criteria may be designated "in need of rehabilitation." Municipalities then have the option of adopting a redevelopment plan for all or a portion of the designated area and employ several planning and financial tools to make redevelopment projects more feasible to remove deleterious conditions. The rehabilitation designation does not allow the use of condemnation powers under redevelopment or long-term tax incentives.

Designation of "an area in need of rehabilitation" allows a municipality to utilize the powers contained within The Five-Year Tax Exemption and Abatement Law (N.J.S.A. 40A:21-1 et seq.) to promote the construction and rehabilitation of residential, commercial, and industrial structures within the area. The statute grants governing bodies the authority to set forth the eligibility criteria for structures and differentiate among geographic areas through a short-term tax exemption and/or abatement ordinance. The statute provides explicit guidance on how such exemptions or abatements may be applied to specific uses.

8.1. Process

The LRHL requires local governments to follow a process involving a series of steps before they may exercise powers under the LRHL. The process is designed to ensure that the public is given adequate notice and opportunity to participate in the public process. Further, the redevelopment process requires the Governing Body and Planning Board interact to ensure that all redevelopment actions consider the municipal Master Plan. The steps required are generally as follows:

A. The Governing Body must prepare a proposed resolution with a supporting report attached, which would declare identified properties as an area in need of rehabilitation and refers that proposed resolution and any report attached to the Planning Board for its review. Section

14 of the LRHL lists the following criteria which are used to determine if properties can be designated as an area in need of rehabilitation:

1. "a significant portion of structures therein are in in a deteriorated or substandard condition;
2. more than half of the housing stock in the delineated area is at least 50 years old;
3. there is a pattern of vacancy, abandonment or underutilization of properties in the area;
4. there is a persistent arrearage of property tax payments on properties in the area;
5. environmental contamination is discouraging improvements and investment in properties in the area; or
6. a majority of the water and sewer infrastructure in the delineated area is at least 50 years old and is in need of repair or substantial maintenance."

B. Within 45 days of the receipt of the proposed resolution, the Planning Board submits its recommendations, including any modifications recommended, to the Governing Body for its consideration. The Governing Body is not bound by the Planning Board's recommendations and may adopt the resolution with or without modifications. If the Planning Board does not submit recommendations within 45 days, the Governing Body may adopt the resolution with or without modification.

C. The Governing Body adopts the proposed resolution, with or without modification, designating the proposed area as an area in need of rehabilitation.

D. A redevelopment plan may be prepared establishing the goals, objectives, and specific actions to be taken with regard to the "area in need of rehabilitation."

E. The Governing Body may then act on the Plan by passing an ordinance adopting the Plan as an amendment to the municipal Zoning Ordinance. Only after completion of this process is a municipality able to exercise the powers under the LRHL.

8.2. Redevelopment Plan Content

A. The LRHL identifies required components to be included in a Redevelopment Plan. In accordance with N.J.S.A 40A:12A-7a, the Redevelopment Plan must include an outline for the planning,

development, redevelopment, or rehabilitation of a project area which is sufficient to indicate:

1. Its relationship to definite local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreational and community facilities, and other public improvements.
2. Proposed land uses and building requirements in the project area.
3. Adequate provisions for the temporary and permanent relocation, as necessary, of residents in the project area, including an estimate of the extent to which decent, safe, and sanitary dwelling units affordable to displaced residents will be available to them in the existing local housing market.
4. An identification of any property within the Redevelopment Area which is proposed to be acquired in accordance with the Redevelopment Plan.
5. Any significant relationship of the Redevelopment Plan to (a) the master plans of contiguous municipalities, (b) the master plan of the county in which the municipality is located, and (c) the State Development and Redevelopment Plan adopted pursuant to the "State Planning Act," P.L. 1985, c.398 (C.52:18A-196 et al.).
6. A plan for the provision, through new construction or substantial rehabilitation of one comparable, affordable replacement housing unit for each affordable housing unit that has been occupied at any time within the last 18 months, that is subject to affordability controls and that is identified as to be removed as a result of implementation of the redevelopment plan.
7. Proposed locations for public electric vehicle charging infrastructure within the project area in a manner that appropriately connects with an essential public charging network.

9. APPENDIX B: RELATION TO OTHER PLANS

9.1. Local Master Plan

Westfield adopted a new Master Plan (Unified Land Use & Circulation Element) on June 7, 2021. Based on extensive community engagement conducted as part of the Town's 2019 Master Plan Reexamination, this document restated many of the Town's priorities, including Goals & Objectives adopted by the Town in 2020, a Town Vision, twelve Guiding Principles, and a Sustainable Land Use Pledge. Additionally, it offered a range of recommendations, many of which built on the findings of the 2019 Master Plan Reexamination.

This Redevelopment Plan is substantially consistent with and designed to effectuate the Town's Master Plan. It permits an innovative Indoor Vertical Farm use that incorporates local sustainable agriculture with ancillary and accessory uses like retail sales and restaurants. The adaptive re-use of a longstanding industrial building for this purpose effectuates aspects of the Master Plan. In addition to sustainable design elements and high-quality architecture, this unique mix of uses provides the Town with locally sourced produce and farm-to-fork meals, significantly reducing transportation emissions and vehicle miles traveled.

It is important to note that this Plan rezones an area originally zoned for transit-oriented affordable housing, and that this rezoning is consistent with the Town's 2021 Housing Plan Element & Fair Share Plan and associated agreements.

The Plan is consistent with the Town Vision outlined in the Master Plan. The Town Vision describes Westfield as an inclusive community with a small-town feel that encourages quality and sustainable development, alternative forms of transportation, and a walkable, mixed-use downtown. This Plan is consistent with this vision, particularly the statement that "[Westfield] will strive to be a model for energy efficiency and environmental sustainability in its policies."

The Plan is consistent with the Guiding Principles outlined in the Master Plan. Relevant portions of the Guiding Principles include:

A. We will retain the best qualities of a small town and respects its heritage, while embracing the opportunities that new technologies, programs, and concepts in urban design provide.

B. We will continue to support vibrant concentrations of retail, office, service, residential, and recreational activity in Downtown.

C. We will maintain a strong and diverse economy and to provide a business climate that retains and attracts locally owned businesses, as well as internationally recognized corporations.

D. We realize that architectural and land use design is fundamental to our identity. As Westfield progresses into the future, special attention will be given to promoting high quality residential and commercial development that reflects aesthetic excellence.

E. We will commit to sustainable practices that promote social equity, environmental health, and economic prosperity.

F. The long-term economic well-being of the Town is fundamental to its future. Therefore, we will encourage a variety of employment opportunities, and promote unique, local businesses.

G. We will promote a Multi-Modal Transportation Network (roadways, bikeways, walkways, and public transportation) that are safe, accessible, and which emphasize local and regional connections while considering neighborhood impacts.

The Plan is consistent with the Goals & Objectives outlined in the Master Plan. Relevant portions of the Goals & Objectives include:

A. 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.

B. To minimize the environmental impact resulting from development through:

   1. Appropriate regulations to encourage green building design in all new construction.

   2. Appropriate regulations that discourage disturbance of steep slopes and vegetation.

   3. Appropriate regulations that discourage unnecessary development in wetlands and flood hazard areas.

   4. Implementation of best practices in stormwater management.

   5. Appropriate regulations to ensure implementation of current soil conservation and erosion control measures.

6. Appropriate regulations to protect and/or replace trees/woodlands impacted by development projects; and
7. Proactive and sustainable measures to mitigate the acceleration and impact of climate change.

C. To maintain and enhance the viability of the various business districts by:

1. Encouraging an appropriate mix of land uses that will complement one another and meet the retail and service needs of the Town.
2. Promoting a desirable visual environment and preserving the small-town atmosphere in the business districts.
3. Providing or requiring the provision of sufficient numbers of parking and loading spaces in the appropriate locations to serve the needs of the general public.
4. Promoting a desirable pedestrian environment in the downtown business district.
5. Discouraging automobile-only oriented development in the central business district, including "strip malls"; and
6. Offering placemaking opportunities, including public art, open space, pedestrian nodes, and community gathering spaces.

D. Provide a safe and efficient transportation system that also encourages mobility by all modes.

1. Minimizing traffic congestion and providing for safe and convenient access to properties.
2. Developing and maintaining walking and biking routes that enhance connectivity to Town facilities and other key locations in Town; and

E. To eliminate areas of conflict or incompatibility in land use or zoning between Westfield and adjacent municipalities by:

1. Rezoning, where appropriate, those areas that conflict with the use or zoning of adjacent municipalities; and
2. Encouraging the buffer/separation of incompatible uses and/or zones.

F. To promote the conservation of energy and the recycling of recyclable materials through:

1. Appropriate regulations that require recycling of recyclable materials.

2. Encouraging green infrastructure in site design, energy efficient design, and sustainable building practices; and
3. Encouraging reduced carbon footprints through alternative fuel vehicle infrastructure and promoting alternative modes of transportation to minimize automobile travel.

G. To address underutilized or vacant sites, encourage redevelopment or rehabilitation where properties meet those standards set forth in the Local Redevelopment and Housing Law.

Other sections of the Master Plan address items specifically relevant to this Redevelopment Plan. The Master Plan includes language encouraging the use of innovative approaches to parking similar to the shared and off-site approach contemplated herein. The Plan also encourages the Town to "explore opportunities to utilize the Local Redevelopment and Housing Law to encourage the development of certain properties that would further the Town's community vision and goals and objectives." Undertaking this Master Plan

Finally, the Town adopted a Sustainable Land Use Pledge on June 9, 2020, which is incorporated into the Master Plan and includes seven principles to guide future planning in Westfield. This Plan is consistent with this pledge. The Plan provides for shared and off-site parking strategies, as well as compliance with the Town's electric vehicle ordinance. Furthermore, the Site's design and placement near downtown and mass transportation promote sustainable transportation options. Lastly, this Plan provides for an innovative mixture of uses near the downtown and heavily endorses sustainable design features.

9.2. Surrounding Communities' Master Plans

The property is located near the eastern municipal border with the Borough of Garwood. The Plan has considered its potential effects on Garwood and the other municipalities surrounding Westfield and is consistent with the master plans of its neighbors. Relevant goals from each municipality's Master Plan are listed below.

9.2.1. Township of Clark

Clark updated its Master Plan in 2003 and last reexamined it in 2010. This Plan is consistent with the goals and objectives of the Master Plan and Reexamination, including:

- To promote a balance of land uses, including residential, commercial, industrial, public, recreation, and conservation uses.

- To safeguard the tax base, preserve the economic balance and provide for continued sources of employment and tax ratables through the appropriate use of non-residential land.
- To coordinate any future growth and redevelopment with the provision of public facilities and services.

9.2.2. Township of Cranford

Cranford's Master Plan was adopted in 2009, followed by its recent 2019 Reexamination Report. The Township lays out a wide range of goals and objectives for various components of its planning efforts. This Plan is consistent with those goals and objectives, including:

- Vision
  - Encourage a variety of uses in the Downtown that make it a destination.
  - Create a parking strategy to accommodate future growth.
  - Encourage environmentally friendly practices and principles.
- Economic and Non-Residential Goals
  - Provide a parking strategy to accommodate all of the Downtown's constituents: commuters, office workers, shoppers and Downtown residents. Require adequate parking as a prerequisite to new development.
  - Promote the Township's accessibility to transportation facilities such as the Garden State Parkway and New Jersey Transit rail and bus lines as attractive to both Township businesses and residents.
  - Continue to evaluate development opportunities that utilize Cranford's rail and bus lines in order to encourage an increase in mass transit usage.
  - Encourage the development of a diversified economic base that generates employment growth, increases property values, and promotes the improvement of underutilized properties.
  - Create attractive gateways at the principal entrances to the Township through upgraded land uses, streetscape improvements, and signage.

- Incorporate design standards that visually guide development, while remaining responsive to new and emerging demands.

- Conservation Goals
  - Promote and encourage the use of sustainable building and development practices.
  - Require all development to be subject to rigorous environmental evaluation to minimize any potential adverse environmental impacts.
  - Incorporate energy-efficient and renewable energy technologies into new development.
  - Continue to implement the shade-tree-planting program by planting additional street trees.
  - Maintain and seek to expand recycling activities within the Township
- Circulation Goals
  - Ensure that the Township's circulation system is safe, accessible, and practical to all ages and abilities.
  - Coordinate land uses and transportation investments to encourage alternatives to driving such as mass transit, bicycle, and pedestrian pathways.
  - Insure coordinated management of all parking related matters.
- Community Facilities and Utilities
  - Provide a full range of facilities and services to accommodate existing and future Township needs in a convenient and cost-effective manner.
  - Encourage the preservation of historic buildings and landmarks that are significant to Cranford's past.
- Community Identity
  - Create attractive "gateways" into the Township and improve the appearance of intermediate and major thoroughfares.
  - Develop and implement streetscape projects for major public thoroughfares.

- Encourage quality architectural and landscape design through the use of design standards that are consistent with the architectural history of the surrounding neighborhood.

9.2.3. Borough of Garwood

Garwood adopted its Master Plan & Re-Examination Report in 2009. This Plan is generally consistent with Garwood's goals and objectives. Relevant goals include:

- To encourage municipal action to guide the appropriate use or development of all lands in this Borough, in a manner that will promote the public health, safety, morals, and general welfare.
- To provide adequate light, air, and open space.
- To ensure that the development of the Borough does not conflict with the development and general welfare of neighboring municipalities, the County, and the State as a whole.
- To provide sufficient space in appropriate locations for a variety of residential, recreational, commercial and open space, both public and private, according to their respective environmental requirements in order to meet the needs of all the citizens of Garwood;
  - Preserve and promote a balanced variety of residential, commercial, industrial, public, and recreation land uses.
  - Guide the future development and/or redevelopment of land within the borough so as to incorporate new construction without undue disruption to the established character of the Borough.
- Continue to recognize that North and South Avenues are the primary areas for business serving the community.
  - Encourage the renovation and rehabilitation of existing buildings and storefronts
  - Encourage mixed-use developments
  - Discourage parking areas in the front yards
- To encourage the location and design of transportation routes which will promote the free flow of traffic while discouraging location of such facilities and routes which result in congestion or blight;

- Develop a balanced circulation system incorporating the needs of pedestrians, bicyclists, autos, trucks, trains and buses.
- Promote and increase ridership of public transportation, including train and bus service.

- To promote a desirable visual environment through creative development techniques and good civic design and arrangement;
- To promote utilization of renewable energy resources.
  - To promote the use of solar panels, green roofs, and LEED certified construction.

9.2.4. Borough of Mountainside

Mountainside last updated its Master Plan in 2014 when it adopted a new Engineering Master Plan and Housing Element Fair Share Plan. Its last Master Plan Reexamination Report is from 2009, reviewing its 1989 Master Plan. The Borough focused on parks and open space, minimizing environmental impacts of development, public parking, and maintaining the single-family character of the Borough. These aforementioned goals are not directly pertinent to this Plan. This Plan is consistent with the Borough's goal to "allow where appropriate the improvement of retail, commercial, and limited industrial uses in such zones to maintain their viability."

9.2.5. Township of Scotch Plains

Scotch Plains adopted its Master Plan in 2001 and last reexamined it in 2016. In its Reexamination Report, the Township restates its commitment to providing expansive and well-maintained open space for its residents, satisfying its affordable housing obligation, promoting "multi-use" neighborhoods and infill development, and ensuring compatibility between neighboring uses, particularly between its residential and industrial zones. These goals are consistent with this Plan.

9.3. Union County Master Plan

This Redevelopment Plan is largely consistent with the 2016 Union County Transportation Master Plan, which sought to integrate transportation planning with land use and economic development. Pursuant to N.J.S.A. 40A: 12A-7(a)(5), this Redevelopment Plan relates

directly to the goals and objectives of the Union County Transportation Master Plan, including:

- Goal #2: To improve and maintain a sound transportation infrastructure designed to support the growth of Union County and better serve all users.
    - Retain our existing corporate base and at the same time attract new business into the County
    - Attract emerging industries to Union County
    - Attract regional business and tourism to Union County
- Goal #3: To increase safety and mobility while minimizing congestion on the roadway system.
- Goal #4: To maintain the efficient movement of goods.
- Goal #6: To encourage and support programs and policies that create transportation options and enhance quality of life.
    - Ensure safe and convenient bicycle and pedestrian facilities, promote flexible working hours, and other transportation demand management strategies.
    - Promote compact, mixed-use development patterns which promote walkability and support transit.
- Goal #7: To promote a coordinated, comprehensive, and cooperative transportation planning process.

9.4. NJ State Development and Redevelopment Plan

The State Development and Redevelopment Plan (SDRP) was adopted in 2001 and organized the state into several planning areas. The Redevelopment Plan is located within the Metropolitan Planning Area, (PA-1) of the SDRP. The following intent was documented for PA-1:

- Provide for much of State's future redevelopment;
- Revitalize cities and towns;
- Promote growth in compact forms;
- Stabilize older suburbs;
- Redesign areas of sprawl; and
- Protect the character of existing stable communities.

The SDRP also puts forth statewide goals, including:

- Revitalize the state's cities and towns;
- Promote beneficial economic growth, development and renewal for all residents of New Jersey;
- Provide adequate housing at a reasonable cost; and
- Preserve and enhance areas with historic, cultural, scenic, open space, and recreational value.

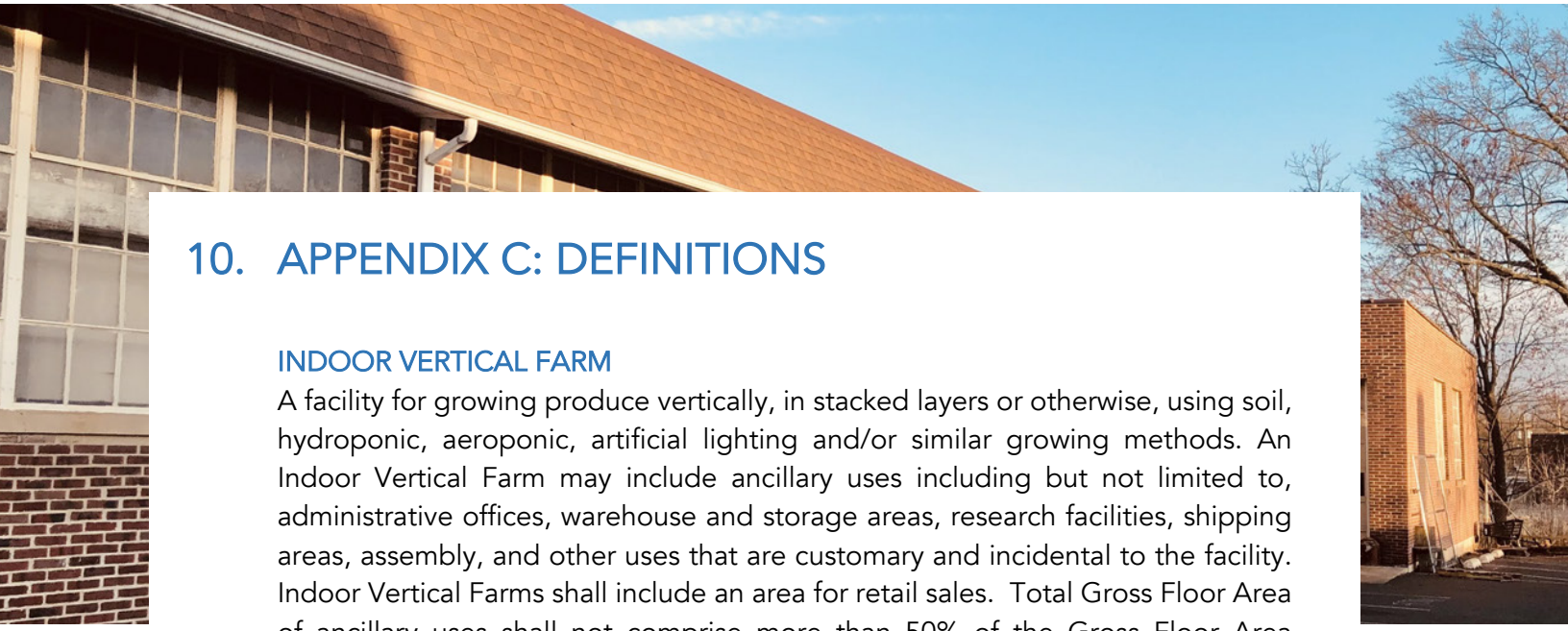
This Redevelopment Plan effectuates the above goals and will convert underutilized, auto-oriented uses into a vibrant, compact mix of innovative, sustainable uses that promote economic growth and preserve and rehabilitate Westfield's existing building stock.

9.5. 2011 New Jersey State Strategic Plan

The New Jersey State Planning Commission released its final draft of the State Strategic Plan on November 14, 2011. Compared to the State Development & Redevelopment Plan, the State Strategic Plan emphasizes a more "proactive, aggressive, and strategic approach to planning for the State's future." An approach that aligns clear goals with sound decision making and coordination among government entities will better position New Jersey for growth opportunities and allow New Jersey to once again compete for and capitalize on growth opportunities."

Central to the State Strategic Plan is its contemplation of development in Smart Growth locations and regional centers. This Plan furthers several objectives, goals, and findings of the State Strategic Plan as it effectuates the following "Garden State Values:"

- Concentrate Development and Mix Uses;
- Prioritize Redevelopment, Infill, and Existing Infrastructure;
- Increase Job and Business Opportunities in Priority Growth Investment Areas;
- Create High-Quality, Livable Places;
- Provide Transportation Choice + Efficient Mobility of Goods;
- Diversify Housing Opportunities; and
- Make Decisions with Regional Framework.



10. APPENDIX C: DEFINITIONS

INDOOR VERTICAL FARM

A facility for growing produce vertically, in stacked layers or otherwise, using soil, hydroponic, aeroponic, artificial lighting and/or similar growing methods. An Indoor Vertical Farm may include ancillary uses including but not limited to, administrative offices, warehouse and storage areas, research facilities, shipping areas, assembly, and other uses that are customary and incidental to the facility. Indoor Vertical Farms shall include an area for retail sales. Total Gross Floor Area of ancillary uses shall not comprise more than 50% of the Gross Floor Area occupied by the Indoor Vertical Farm. Indoor Vertical Farms shall not be used for any cannabis-related activities permitted by the Jake Honig Compassionate Use Medical Cannabis Act, N.J.S.A. 24:6I-1, et. al. or the New Jersey Cannabis Regulatory, Enforcement Assistance, and Marketplace Modernization Act, N.J.S.A. 24:6I-31, et. seq., or Article IV, Section VII, paragraph 13 of the New Jersey State Constitution including, but not limited to, the production, cultivation, wholesaling, or distribution of cannabis.

PATIO

A structure of wood, masonry, metal, stone, asphalt, or other substance, without a roof, the floor level of which is one foot or less above average surrounding grade, used for recreational or commercial purposes, and is an accessory use.

SPECIAL PURPOSE ROOMS

Rooms associated with the Permitted Principal Use that are utilized flexibly for a variety of purposes. Special Purpose Rooms may include classrooms, meeting rooms, rooms for events and special occasions, and rooms for other, similar purposes.

TEACHING KITCHEN

A kitchen utilized for instruction of food preparation, baking, cooking and other culinary techniques.

11. APPENDIX D: RESOLUTION DESIGNATING THE REHABILITATION AREA AS AN "AREA IN NEED OF REHABILITATION."

TOWN OF WESTFIELD
WESTFIELD, NEW JERSEY

RESOLUTION NO. 225-2020

CODE REVIEW AND TOWN PROPERTY COMMITTEE **OCTOBER 13, 2020**

RESOLUTION OF THE TOWN OF WESTFIELD, COUNTY OF UNION, STATE OF NEW JERSEY, DELINEATING AN AREA IN NEED OF REHABILITATION

WHEREAS, the Local Redevelopment and Housing Law, *N.J.S.A.* 40A:12A-1, *et seq.* (the "**Redevelopment Law**") provides a mechanism to empower and assist local governments to promote the advancement of community interests through programs of redevelopment for the expansion and improvement of commercial, industrial, residential and civic facilities; and

WHERAS, the Redevelopment Law empowers the Town of Westfield (the "**Town**"), by and through its Mayor and Council (the "**Governing Body**"), to delineate an area within the Town as an area in need of rehabilitation if the area qualifies under one of the criteria enumerated under *N.J.S.A.* 40A:12A-14; and

WHEREAS, *N.J.S.A.* 40A:12A-14 provides that "where warranted by consideration of the overall conditions and requirements of the community, a finding of need for rehabilitation may extend to the entire area of a municipality"; and

WHEREAS, Town Planner, Donald B. Sammet, PP/AICP, and Town Engineer, Kris McAloon, PE, had been directed to investigate whether the Town in its entirety (the "**Study Area**") qualified as an area in need of rehabilitation pursuant to the Redevelopment Law; and

WHEREAS, Mr. Sammet and Mr. McAloon prepared a report entitled "*Town of Westfield Area in Need of Rehabilitation Study*" dated August 26, 2020 which is attached hereto as Exhibit A (the "**Study Report**"); and

WHEREAS, the Study Report concludes that because (a) a majority of water and sewer infrastructure in the Study Area is at least 50 years old and is in need of repair or substantial maintenance and (b) because more than half of the housing stock in the Study Area is at least 50 years old, the Study Area qualifies as an area in need of rehabilitation under the Redevelopment Law; and

WHEREAS, on September 8, 2020, the Governing Body referred the Study Report and this Resolution in draft form to the Planning Board for review and comment; and

WHEREAS, on October 5, 2020, the Planning Board returned this resolution and Study Report with a recommendation that the Study Area be delineated as an area in need of rehabilitation; and

WHEREAS, the Governing Body finds it to be in the best interest of the property owners and business owners within the Study Area to delineate the Study Area as an area in need of rehabilitation, and that based upon the Study Report and the Planning Board's recommendation, finds that the Study Area meets the criteria of *N.J.S.A.* 40A:12A-14 of an area in need of rehabilitation.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Westfield, County of Union, and State of New Jersey, as follows:

1. Based upon the facts reported in the Study Report and the recommendation of the Planning Board, the Mayor and Council find that the Study Area, consisting of the entirety of the Town of Westfield, meets the eligibility criteria of *N.J.S.A.* 40A:12A-14 for designation as an area in need of rehabilitation in that (a) a majority of water and sewer infrastructure in the Study Area is at least 50 years old and is in need of repair or substantial maintenance and (b) more than half of the housing stock in the Study Area is at least 50 years old. The Mayor and Council further find

that the designation of the Study Area as an area in need of rehabilitation is expected to prevent further deterioration and promote the overall development of the Town of Westfield in accordance with the requirements of *N.J.S.A.* 40A:12A-14.

2. The Mayor and Council hereby delineates the Study Area and all of the properties therein as an area in need of rehabilitation (hereinafter, the Study Area shall be the "**Rehabilitation Area**"), which delineation allows the Mayor and Council to, among other things, adopt redevelopment plans for all or part of the Rehabilitation Area, enter into redevelopment agreements with redevelopers within the Rehabilitation Area, and adopt an ordinance pursuant to *N.J.S.A.* 40A:12A-21, *et seq.*, authorizing short-term tax exemptions and/or abatements to properties located within the Rehabilitation Area.

3. The Mayor and Council hereby directs the Town Clerk to transmit a copy of this Resolution to the Commissioner of the Department of Community Affairs in accordance with the Redevelopment Law.

4. All Town officials and employees are hereby authorized and directed to take all action necessary and appropriate to effectuate the terms of this Resolution.

5. This Resolution shall take effect immediately.

****

I hereby certify that the within Resolution is a true and exact copy of the Resolution adopted by the Westfield Town Council at their meeting of October 13, 2020.

_____
Tara Rowley, RMC
Town Clerk

TOWN OF WESTFIELD
WESTFIELD, NEW JERSEY
RESOLUTION NO.

PUBLIC WORKS COMMITTEE **JUNE 29, 2021**

WHEREAS, a need exists for the purchase of public works related equipment as provided for in Public Works Account C-07-19-221-7A3, and

WHEREAS, the contract to purchase this equipment is to be awarded to an authorized vendor through a Cooperative Purchasing Agreement, and

WHEREAS, this equipment will be sufficient to meet the needs of the Department, and

WHEREAS, the New Jersey State Public Contract Law 40A:11-3 states that when accepting an item under a Cooperative Contract, New Jersey State Approved Co-Op #65MCESCCPS, Contract ESCNJ 18/19-25, a resolution must be adopted by the Governing Body, and

WHEREAS, the Town Treasurer certified to the availability of adequate funds for payment, prepared in accordance with N.J.A.C. 5:30 1.10, which will be in the amount of $199,048.62 charged to Special Ordinance 2221, account number C-07-21-222-1D1, using Purchase Order #21-01927.

NOW, THEREFORE BE IT RESOLVED that the Town of Westfield will purchase the following equipment from the indicated vendor:

JESCO, Inc.
118 St. Nicholas Avenue
South Plainfield, NJ 07080
2021 John Deere Model 624P Wheel Loader $199,048.62

BE IT FURTHER RESOLVED that the proper Town Officials be, and they are hereby authorized to take whatever actions are appropriate in the execution and discharge of this Contract.

TOWN OF WESTFIELD

WESTFIELD, NEW JERSEY

R E S O L U T I O N

PUBLIC WORKS COMMITTEE **JUNE 29, 2021**

WHEREAS, sealed bids were received by the Town Clerk on June 23, 2021 for the **2021 Improvement of Willow Grove Road** in Westfield, New Jersey as authorized by S.O. 2212, and

WHEREAS, the low bid, in the amount of $220,488.62, submitted by Stilo Excavation Inc., 2907 S. Clinton Avenue, South Plainfield, NJ 07080 has been analyzed and found to be in conformance with the appropriate plans and specifications, and

WHEREAS, Certificate of the Town Treasurer, certifying the availability of adequate funds for this Contract, prepared in accordance with N.J.A.C. 5:30 1.10 has been furnished to the Town Clerk. Expenditure of funds pursuant to this Contract to be charged to S.O. 2212, account number C-07-18-212-2A3, under Purchase Order PO-21-02014 .

NOW THEREFORE BE IT RESOLVED, that a Unit Price Contract in the amount of $220,488.62 be awarded to Stilo Excavation Inc., and

BE IT FURTHER RESOLVED, that the proper Town Officials be, and they are herby, authorized to take whatever actions are appropriate in the execution of discharge of this Contract, and

BE IT FURTHER RESOLVED, that the Town Clerk shall notify the Contractor by letter requesting submittal of appropriate Performance Bond and Certificate of Insurance, so as to further execute the Contract documents, and

BE IT FURTHER RESOLVED, that award of this contract is subject to concurrence of award from the New Jersey Department of Transportation.

TOWN OF WESTFIELD

WESTFIELD, NEW JERSEY

R E S O L U T I O N

PUBLIC WORKS COMMITTEE **JUNE 29, 2021**

WHEREAS, sealed bids were received by the Town Clerk on June 23, 2021 for the **2021 Improvement of Prospect Street** in Westfield, New Jersey as authorized in Special Ordinances (S.O.) 2216 and 2221, and

WHEREAS, the low bid, in the amount of $245,852.20, submitted by P&A Construction, Inc., Colonia, NJ 07067 has been analyzed and found to be in conformance with the appropriate plans and specifications, and

WHEREAS, Certificate of the Town Treasurer, certifying the availability of adequate funds for this Contract, prepared in accordance with N.J.A.C. 5:30 1.10 has been furnished to the Town Clerk. Expenditure of funds pursuant to this Contract to be charged to accounts C-07-19-216-6A1 and 6B1 (S.O. 2216) and C-07-21-222-1A1 (S.O. 2221), under Purchase Order PO-21-02015.

NOW THEREFORE BE IT RESOLVED, that a Unit Price Contract in the amount of $245,852.20 be awarded to P&A Construction, Inc., and

BE IT FURTHER RESOLVED, that the proper Town Officials be, and they are herby, authorized to take whatever actions are appropriate in the execution of discharge of this Contract, and

BE IT FURTHER RESOLVED, that the Town Clerk shall notify the Contractor by letter requesting submittal of appropriate Performance Bond and Certificate of Insurance, so as to further execute the Contract documents, and

BE IT FURTHER RESOLVED, that award of this contract is subject to concurrence of award from the New Jersey Department of Transportation.