

**Town of Westfield
Planning Board
MINUTES
January 7, 2019**

The Westfield Planning Board met on January 7, 2019 at 7:00 pm in the Council Chambers in the Westfield Municipal Building, 425 East Broad Street, Westfield, NJ.

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

RE-ORGANIZATION MEETING

Kris McAloon, Planning Board Secretary called the Re-organization meeting to order, and opened the meeting by calling all present to join in the Pledge of Allegiance to the Flag.

ROLL CALL:

PRESENT: Robert Newell, Darielle Walsh, Kris McAloon, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio, Ross Goldstein, and Ann Freedman

ABSENT: None

ALSO PRESENT: Alan Trembulak, Planning Board Attorney, Donald Sammet, Town Planner and Linda Jacus, Administrative Secretary

Mr. Trembulak administered the oath of office to new Board member Ross Goldstein and re-appointed Board member Robert Newell.

Robert Newell was recommended as Board Chairman and Darielle Walsh was recommended as Vice Chairman. Mr. McAloon asked for a motion to adopt the recommendations. Linda Habgood made a motion; Michael Ash seconded to approve the nominations.

Chairman Newell took over the proceedings and called for a motion to appoint Kris McAloon as Board Secretary. Darielle Walsh made a motion; Linda Habgood seconded to approve the nomination.

Mr. Newell called for a motion to adopt a resolution appointing Alan Trembulak as Planning Board Attorney for the year 2019 for ordinary and extraordinary duties. Kris McAloon made the motion to adopt the resolution; Michael La Place seconded.

Mr. Newell announced the 2019 Site Plan Review Committee: Robert Newell, Darielle Walsh, Linda Habgood, and Anastasia Harrison. The Planning Board meeting dates for 2019 and January and February 2020 were announced.

Mr. Newell announced Michael La Place as liaison to the Historic Preservation Commission, Anastasia Harrison as the liaison to the Architectural Review Board, and Robert Newell as liaison to the Shade Tree Commission.

Mr. Trembulak swore in Kris McAloon to allow his testimony as Town Engineer for the year 2019 and Donald Sammet for his testimony as Town Planner for the year 2019.

A motion to adjourn was made and seconded. The Re-organization meeting adjourned at 7:16 pm.

REGULAR MEETING:

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

ROLL CALL:

PRESENT: Robert Newell, Darielle Walsh, Kris McAloon, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio, Ross Goldstein, and Ann Freedman

ABSENT: None

ALSO PRESENT: Alan Trembulak, Planning Board Attorney, Donald Sammet, Town Planner and Linda Jacus, Administrative Secretary

ADOPTIONS OF MINUTES:

Chairman Newell called for a motion to adopt the minutes of the December 3, 2018 meeting. Darielle Walsh made a motion to adopt; Kris McAloon seconded.

ALL IN FAVOR: Robert Newell, Darielle Walsh, Kris McAloon, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio

OPPOSED: None

ABSTAINED: Ross Goldstein and Ann Freedman

ABSENT: None

Motion carried.

ADOPTION OF RESOLUTIONS:

Chairman Newell called for a motion to adopt the following resolutions for the applications acted upon at the December 3, 2018 and December 17, 2018, meeting.

**PB 18-10 D. Villane Construction, LLC., 885 New England Drive, Block 5301 Lot 16
9/18/18**

Applicant sought approval to remove the existing single-family home and subdivide the property into two conforming, separate lots. Application denied.

Kris McAloon made a motion to adopt the resolution; Michael Ash seconded.

ALL IN FAVOR: Robert Newell, Darielle Walsh, Kris McAloon, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio

OPPOSED: None

ABSTAINED: Ross Goldstein and Ann Freedman

ABSENT: None

Motion carried.

PB 18-12 Arto Ozgub, BB Westfield, LLC., DBA Bareburger Block 3116, Lot 9 11/13/18
Applicant sought approval to convert existing retail space into a restaurant with seasonal rooftop dining. Applicant sought variance relief from Section 11.25E3, 17.02B5/17.02C7r, and 17.02G2 of the Land Use Ordinance to allow a rear yard setback of 9.93 feet where the Ordinance requires a minimum rear yard setback of 13.25 feet; to allow no parking spaces where the Ordinance requires 36 parking spaces; to allow no parking spaces and a 26 space increase in an on-site parking deficiency where the Ordinance requires 36 parking spaces for the proposed use where 10 spaces were required for the prior use. Application approved.

Michael La Place made a motion to adopt the resolution; Darielle Walsh seconded.

ALL IN FAVOR: Robert Newell, Darielle Walsh, Kris McAloon, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio

OPPOSED: None

ABSTAINED: Ross Goldstein and Ann Freedman

ABSENT: None

Motion carried.

OTHER BUSINESS:

Westfield Public School District-Emergency Generator Installations Various Schools
A project review of the proposed installation of emergency generators at various schools.

Michael Ash recused himself.

Dana Sullivan, Business Administrator for Westfield Public Schools (302 Elm Street) appeared and George Duthie (1414 Lower Ferry Road, Trenton) appeared as the architect on the project. Mr. Duthie stated this project involves installation of natural gas fired emergency generators at 10 schools and the Board of Education office. The project is about keeping the district's critical systems operational in the event of an emergency.

Amin Gomaa (1800 Route 34, Wall) appeared as the engineer on the project and stated the generators vary in height between 5 and 9 feet, and the length varies between 8.5 feet to 14 feet, with a width of 3.5 feet to 4 feet. A great amount of time was spent trying to select the location of the generators. The generators are situated in a way to be near existing electric and gas services, and that drove the decision of where the generators would be placed. The Board asked if an alternate location was possible for the proposed generator at the intermediate school and the high school, as they would be visible from the street. Mr. Gomaa stated the placement of the

generator at Edison School and the high school are not random locations because that is where the existing gas and electric service is. Fencing will be installed to screen the generators. The Board requested in addition to the fencing, additional screening be planted, which will grow tall so the generators will not be visible from the street. Mr. Gomma stated the generators being installed are standby generators, and will only run when power is lost. The generators will be tested once a month for 30 minutes, which will be scheduled for a weekend when school is not in session.

Open to the public for questions and comments. None. Closed to the public for questions and comments.

Chairman Newell asked for a motion to recommend approval of the proposed generator locations, with screening and plantings where necessary.

Anastasia Harrison made a motion; Darielle Walsh seconded.

ALL IN FAVOR: Robert Newell, Darielle Walsh, Kris McAloon, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Matthew Ceberio, Ross Goldstein

OPPOSED: None

ABSTAINED: Michael Ash and Ann Freedman

ABSENT: None

Motion carried.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 7:55 pm.

Respectfully Submitted,

Linda Jacus
Administrative Secretary