

**Town of Westfield
Planning Board
MINUTES
February 4, 2019**

The Westfield Planning Board met on February 4, 2019 at 7:30 pm in the Council Chambers in the Westfield Municipal Building, 425 East Broad Street, Westfield, NJ.

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

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, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio, Ross Goldstein, and Ann Freedman
ABSENT: Darielle Walsh and Kris McAloon
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 17, 2018 & January 7, 2019 meeting. Michael Ash made a motion to adopt; Linda Habgood seconded.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio, Ross Goldstein, and Ann Freedman
OPPOSED: None
ABSTAINED: None
ABSENT: Darielle Walsh and Kris McAloon

Motion carried.

ADOPTION OF RESOLUTIONS:

None.

OTHER BUSINESS:**Review General Ordinance 2122-Amendment to the Land Use Ordinance Amending Certain Zone Boundaries and Modifying the Zoning Map**

Don Sammet stated the Mayor and Council have referred to the Board, Ordinance 2122. The Ordinance calls for the rezoning of 24 properties along New England Drive which are in the RS-12, single family zone district. This ordinance would rezone those properties to the RS-16 zone district. The current RS-12 zoning was a recommendation made in the 1991 Master Plan. The recommendation was made to minimize the number of nonconforming lots and the number of subdivisions. Research was done to see if up zoning to a RS-16 requirement would be appropriate. The analysis concentrated on narrowing down what properties would be appropriate for up zoning and to see if what is in the field reflects the zoning in place. Looking at this section of town, the whole area should not be rezoned to RS-16 because it would create a number of non-conforming lots. Lots on Village Green, Lamberts Mill Road, and Robin Hood Way were examined, but the majority of those properties did not meet the minimum lot area requirement of 16,000 square feet. There were 24 properties along New England Drive that reflect the RS-16 zone requirements. New England Drive is characterized by lot frontages which far exceed the 75-foot minimum required. The average lot frontage of those 24 properties is 122 feet and the average lot area is 20,000 square feet. Rezoning these certain properties from RS-12 to RS-16 would result in lot size regulations more in line with the character of the existing residential neighborhood. This up zoning would preserve and enhance the visual appearance of the New England Drive neighborhood by prohibiting the creation of lots 75 feet wide and lot areas close to 12,000 square feet. This rezoning would be consistent with the master plan goals and objectives by preserving & protecting the suburban character of the existing residential neighborhood, and by having zone designations that are based upon existing neighborhood development patterns.

Open to the public for questions and comments.

Jean Erickson (880 New England Drive) stated the neighbors appreciate all the hard work that went into the ordinance and wanted to thank everyone for getting it done.

Closed to questions and comments.

A motion was made, seconded and carried to recommend that the Town Council adopt the ordinance as written.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Linda Habgood, Michael La Place, Anastasia Harrison, Michael Ash, Matthew Ceberio, Ross Goldstein, and Ann Freedman

OPPOSED: None

ABSTAINED: None

ABSENT: Darielle Walsh and Kris McAloon

Motion carried.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 7:50 pm.

Respectfully Submitted,

Linda Jacus
Administrative Secretary