

**Town of Westfield
Planning Board
MINUTES
June 3, 2019**

The Westfield Planning Board met on June 3, 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.

7:00pm WORK SESSION:

Town Planner Presentation: Utilizing the Local Redevelopment and Housing Law.

Don Sammet presented an overview of the Local Redevelopment and Housing Law. He stated many towns are using the redevelopment housing law to help advance different planning initiatives, redevelop certain properties, and address different land use issues and problems. Redevelopment gives the municipality the greatest control over what is going to happen in a specific area. A big benefit of redevelopment is tax abatements or pilot agreements. This gives the municipality the ability to offer certain tax exemptions to the developer. The main parties involved in redevelopment are the planning board and the mayor and council. An area is designated as a redevelopment area by the council, and the planning board is directed to do a preliminary investigation to make sure it meets the criteria to be declared as an area of redevelopment. An area may be designated as an area in need of development if it has substandard building conditions, vacant land, or abandonment of commercial or industrial buildings. Upon completion of the investigation by the planning board, and a required public hearing, the planning board recommends to the governing body whether to designate all or a portion of the proposed area. A resolution is adopted by the governing body designating the area as a redevelopment area, and a redevelopment plan would be prepared, which will provide development standards, property-by-property, block-by-block. It would include specific design requirements for buildings, parking, open space, and transportation linkages. When the redevelopment plan is completed, the planning board will review the plan for consistency with the master plan, and refer it to the governing body for adoption. Redevelopment is a way to jumpstart an area which is in need of improvement and to get a better development project. It gives more control over a project which would not be possible with general zoning.

7:30pm 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, Mayor Shelley Brindle, Kris McAloon, Michael Ash, Linda Habgood, Anastasia Harrison, Michael La Place, Matthew Ceberio, Ross Goldstein, Ann Freedman

ABSENT: Darielle Walsh

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 May 6, 2019 meeting. Kris McAloon made a motion to adopt; Ann Freedman seconded.

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

OPPOSED: None

ABSTAINED: None

ABSENT: Darielle Walsh

Motion carried.

ADOPTION OF RESOLUTIONS:

Chairman Newell called for a motion to adopt the following resolutions for the applications acted upon at the May 6, 2019, meeting.

PB 19-04 Echo Lake Country Club, 515 Springfield Avenue, Block 1501 & 1601, Lot 2

Applicant sought approval to renovate the existing clubhouse and reconfigure portions of the existing parking area contrary to Section 17.04A, 17.02E, 11.03E8, 11.03E12 of the Land Use Ordinance to allow a parking space dimension of 9' x 18' where the Ordinance requires a minimum parking space dimension of 9' x 20'; to allow 1 loading space where the Ordinance requires a minimum of 4 loading spaces; to allow a building height of 3 1/2 stories where the Ordinance allows a maximum building height of 2 1/2 stories; to allow a building height of 36.33 feet where the Ordinance allows a maximum building height of 35 feet; to allow an eave height greater than 22 feet where Ordinance allows a maximum eave height of 22 feet. Application approved with conditions.

Ann Freedman made a motion to adopt; Kris McAloon seconded.

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

OPPOSED: None

ABSTAINED: None

ABSENT: Darielle Walsh

Motion carried.

PB 19-05 Lions Roar Brewing Company, 515-523 South Avenue West, Block 3002, Lot 4

Applicant sought approval to construct a microbrewery contrary to Section 17.02C, 16.04E1b, 17.02D, 16.04E1c, 13.01B, 13.01G2b/13.03E3, 13.01H, 18.04F3 of the Land Use Ordinance to allow 0 parking spaces where the Ordinance requires 36 parking spaces; to allow sign height of 22 feet where the Ordinance allows a maximum sign height of 11 feet; to allow 0 barrier free parking spaces where the Ordinance requires 2 barrier free parking spaces; to allow a sign width of 52 feet where Ordinance allows a maximum sign width of 20 feet; to allow 6 feet between the accessory structure and the principal structure where the Ordinance requires a minimum of 10 feet 10 inches between an accessory structure and the principal structure; to allow 2.67 feet between an accessory structure and the rear lot line where Ordinance requires a minimum of 17.5 feet between an accessory structure and the rear lot line; to allow a coverage of 28.3% for an accessory structure where Ordinance allows a maximum coverage of 25% for an accessory structure; to allow a conditional use and a permitted use on the same lot where the Ordinance does not allow a conditional use and non-conditional use on the same lot. Application approved with conditions.

Kris McAloon made a motion to adopt; Michael La Place seconded.

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

Motion carried.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 7:44 pm.

Respectfully Submitted,

Linda Jacus
Administrative Secretary