

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

The Westfield Planning Board met on November 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, Darielle Walsh, Kris McAloon, Michael La Place, Anastasia Harrison, Matthew Ceberio, Ann Freedman, Ross Goldstein
ABSENT: Michael Ash and Linda Habgood
ALSO PRESENT: Alan Trembulak, Planning Board Attorney, and Linda Jacus, Administrative Secretary

ADOPTIONS OF MINUTES:

Chairman Newell called for a motion to adopt the minutes of the October 7, 2019, meeting. Kris McAloon made a motion to adopt; Anastasia Harrison seconded.

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

Motion carried.

ADOPTION OF RESOLUTIONS:

Chairman Newell called for a motion to adopt the following resolution for the application acted upon at the October 7, 2019, meeting:

PB 19-11 Xocolatz Restaurant & Grill-Jaime Chaves, 235 Elmer Street, Block 3113, Lot 15

Applicant sought amended site plan approval to convert a 441 square foot portion of the existing basement to a private party room contrary to Section 17.02C7s of the Land Use Ordinance to

allow for 11 parking spaces where the Ordinance requires 53 parking spaces. Application approved with conditions.

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

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

Motion carried.

Chairman Newell made an announcement the following applications have been carried:

923 Central Avenue, LLC., 923 Central Avenue, has been carried to the January 6, 2020, meeting.

Westfield Public School District-Kindergarten Expansion at Washington Elementary School & Jefferson Elementary School has been carried to the December 2, 2019, meeting.

Review General Ordinance 2150-An Amendment to the Land Use Ordinance to require a digital copy of applications to the Planning Board and Board of Adjustment.

This ordinance requires applications for development be submitted in a digital format to the Planning Board or Board of Adjustment. While this is encouraged for single-family homeowners, it is not a requirement. This will enable the application and plans to be viewed by the public on the Town website, and will allow Board members to view the application submissions digitally.

Review General Ordinance 2151-An Amendment to the Land Use Ordinance to allow projecting signs.

This ordinance will allow projecting signs, which will include dimensional and mounting requirements. One projecting sign is permitted on each building wall, and the ordinance requires that projecting signs be hung from the underside of a metal bracket, and be separated from the building wall.

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

A motion was made and seconded that the ordinances are consistent with the master plan and should be recommended for adoption by the Town Council as written.

Review of Historic Preservation Commission Report and Resolution: Proposed Historic Designation 1737 Nevada Street

The Historic Preservation Commission has nominated 1737 Nevada Street for designation as a local historic landmark. The Commission has prepared a report identifying the historic

characteristics of the property, has held a required public hearing in regard to its designation, and has adopted a resolution recommending the historic designation. A historic designation of a property is shown in the Land Use Ordinance and on the zoning map. The ordinance and map both need to be amended to finalize the proposed designation, and any amendment to a land use ordinance must be referred to the Planning Board for its review and comment. A motion was made and seconded that the designation is consistent with the master plan and should be recommended for adoption by the Town Council.

Master Plan Reexamination Discussion

Jeff Janota went through the master plan reexamination draft with the Board. He stated the draft has a lot of information because there have been a lot of recommendations made in the three previous master plan reexaminations and in the amendments to the land use element throughout the years. In the beginning of each chapter is the background of how things have changed on a federal and local level, and where the town is with these recommendations. At the back of each element is a continuation of the elements from the previous plans and the recommendations that came up while preparing the current reexamination. The Board recommended revising the vision statement and placing the recommendations at the front of each element. The Issues and Trends Section should be moved so it is before the Past Issues and Recommendations. A Key Takeaway page should be created highlighting the key concerns of the public, which notes their desire for change and infographics should be provided. All carryover items should be confirmed as still viable, and any carryover that does not meet the vision of the plan, should be eliminated. The importance of the big picture items should be stressed and there should be an explanation of why they are so important. The reexamination will be updated with the suggested recommendations, and is scheduled for adoption on December 2nd.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 8:40 pm.

Respectfully Submitted,

Linda Jacus
Administrative Secretary