

**Town of Westfield  
Planning Board  
MINUTES  
February 3, 2020**

The Westfield Planning Board met on February 3, 2020, 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.

**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, Mayor Shelley Brindle, Michael La Place, Anastasia Harrison, Michael Ash, Kris McAloon, Linda Habgood, Matthew Ceberio, Ann Freedman

ABSENT: Ross Goldstein

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 January 6, 2020, meeting. Darielle Walsh made a motion to adopt; Michael Ash seconded.

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

OPPOSED: None

ABSTAINED: None

ABSENT: Ross Goldstein

Motion carried.

**ADOPTION OF RESOLUTIONS:**

Chairman Newell called for a motion to adopt the following resolution designating the following properties as an area in need of redevelopment: 421-429 South Avenue East; 445-449

South Avenue East; 418 South Avenue East; 338 Windsor Avenue; 448 South Avenue East.

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

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

Motion carried.

Chairman Newell announced the following application has been carried to the March 2, 2020, meeting:

**PB 19-09 440 North Avenue East, LLC., 440 North Avenue East**

**CARRIED FROM JANUARY 6, 2020**

**PB 19-10 923 Central Avenue, LLC., 923 Central Avenue** 7/29/2019  
**Block 4813 Lot 32**

Applicant proposes to demolish the existing one-family dwelling and subdivide the property into two building lots, each lot will contain a new single-family dwelling contrary to Section 11.08E1, 11.08E2, 11.08E3, 17.05A of the Land Use Ordinance. Ordinance requires a minimum lot area of 8,000 square feet within 134 feet of the front lot line. Proposed is 6,700 square feet for lot 32.01 and lot 32.02. Ordinance requires a minimum lot width of 60 feet. Proposed is 50 feet for lot 32.01 and lot 32.02. Ordinance requires a minimum lot frontage of 60 feet. Proposed 50 feet for lot 32.01 and lot 32.02. Ordinance allows a maximum driveway width of 24 feet. Proposed is 30 feet for lot 32.01 and lot 32.02. **Application deemed complete September 13, 2019. 120 day decision date is January 11, 2020.**

Stephen Hehl, Esq. (370 Chestnut Street, Union) appeared on behalf of the applicant. Mr. Hehl stated this is an application for a subdivision of property, and there are some variances associated with the application. The house is in very poor condition and it does not warrant renovation. The proposed lots will not be undersized for the zone, the proposed homes that will be built will conform with all the zoning requirements, and will be a great addition to the area.

Chairman Newell swore in James Watson (328 Park Avenue, Scotch Plains). The Board accepted Mr. Watson's credentials as a licensed land surveyor/planner.

Mr. Watson described the existing site conditions. The lot is 100x174, there is a two-story framed dwelling located in the middle of the lot, a two-car garage, along with a portable garage, a portable shed, and regular shed along the rear property line. The requested variances are for lot area within 134 feet of the front lot line, lot width, and lot frontage. All those variances are driven by the fact we are asking for 50-foot lots instead of 60-foot lots, which are required in the zone. We are proposing lot sizes of 8,702 square feet and 8,673 square feet, where 8,000 square feet is the minimum lot size required for the zone. Since we are on a county road, there is a turnaround area proposed for the driveway which is required by the county; they do not allow you to backout into the street. The applicant is planning to remove 22 trees and 18 trees will be replanted. Most of the trees are not very good, and are not worth saving. It was decided it would be better to have new shade trees and decorative trees planted. A handout was distributed from

Lazar Architecture showing the proposed homes, it was marked as Exhibit A-1 & A-2. Both homes will comply with the look-a-like ordinance. Photos showing the condition of the existing home were marked as Exhibit A-3.

Open to public questions.

John Diaz (116 Elizabeth Avenue) stated he lives next to the subject property and is concerned about drainage.

Closed to public questions.

During the testimony, the property was identified as a historic site in the town master plan. The home was built about 1757, and it should be reviewed by the Historic Preservation Commission. The applicant decided to carry the application to work on reconfiguring the grading, narrowing the driveways, and to take more time to research the property being a historical site.

The application was carried to the March 2nd meeting without further notice required.

**PB 19-12 Winfield 226 North Holdings, LLC., 226 North Avenue** 10/10/2019  
 Applicant proposes to convert the second and third floor to apartments contrary to Section 17.02A1/C5 and 17.02E2 of the Land Use Ordinance. Ordinance requires 33 parking spaces. Proposed are 6 parking spaces. Ordinance requires an off-street loading area. Proposed is no off-street loading area. **Application deemed complete November 5, 2019. 120 day decision date is March 4, 2020.**

Phil Morin, Esq. (20 Holly Street, Cranford) appeared on behalf of the applicant. He stated this application involves a change in use on the second floor from a commercial use to a residential use. The residential use is permitted in the zone, and there are variances being requested for off street parking, and for an off-street loading space. The commercial use on the first floor is not changing.

Chairman Newell swore in Ed Dec (131 Michigan Avenue, Kenilworth). The Board accepted Mr. Dec's credentials as licensed land surveyor and engineer.

Mr. Dec went through the plans with the Board. He stated the property is located in the Central Business District, and contains a three-story building, last occupied by non-residential uses. There is a driveway which runs to a rear yard paved area, which is used for parking. There are commercial uses surrounding the property, and about 50 feet to the west is parking lot number 7, and the train station is located about 275 feet to the southeast. The existing and proposed use on the first floor is retail, and residential units are proposed on the second and third floor. There are not any building additions or expansions proposed except for the installation of two second floor balconies on the rear of the building. The applicant has indicated that all setback and height requirements are met. The current/previous use of the building resulted in an overall parking requirement of 51 spaces. As a result of the proposed use of the building, the parking requirement lessens to 31 parking spaces. The site does contain a rear yard parking area where there will be a total of 6 parking spaces, and the off-street loading space requirement is an existing nonconformity. The applicants are agreeable to planting some street trees and replacing the sidewalk along North Avenue.

Open to public questions. None. Closed to public questions.

Chairman Newell swore in Un-Peng Chan (7 Park Circle, Short Hills). The Board accepted Ms. Chan's credentials as a licensed architect.

The proposed first & second floor plan was marked as Exhibit A-1. Ms. Chan stated the existing building is 2 1/2 stories, and on the ground floor there are three tenant spaces, which will remain unchanged. The second floor is 7,000 square feet, and we are proposing to convert the second level to a residential use. There are 4 apartments proposed, and because the ceilings are so high, the units are 2 stories. The layout of the apartments will be very similar; the first floor will include a dining room, kitchen, and a living room which has exterior windows. Adjacent to the living room is a master suite with a walk-in closet and a master bathroom. Also, on the first floor is a laundry area, and a powder room. The layout is an open concept plan, which is in line with a loft style apartment. There is a staircase going to the upper level where there is a small office area/den, a second bedroom, and a full bathroom. Ms. Chan stated for the exterior we are proposing some improvements and repairs. In order to blend the brickwork, we will paint all the existing brick and cornice detail one consistent color, and the window frames will be black. Two additional variances are needed for the new signage. The signage will include a street number sign mounted on the front building wall and two street number signs mounted on the canopies above the building entrances for the apartments.

Open to public questions. None. Closed to public questions.

The Board felt this building will fit well with our evolving downtown. It is good use of an older building, and it will bring people into the downtown. A condition of approval would be the applicants obtain approval from the Downtown Westfield Corporation for the exterior color of the building.

Chairman Newell called for a motion. Kris McAloon made a motion to approve; Ann Freedman seconded.

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

OPPOSED: None

ABSTAINED: Ann Freedman

ABSENT: Ross Goldstein

Motion carried.

Application approved.

#### **NEW APPEALS:**

**PB 19-13 Michael & Carroll Keating, 605 East Broad Street**

11/13/2019

Applicants are seeking approval to subdivide the property creating two fully conforming lots.

**Application deemed complete December 23, 2019. 120 day decision date is April 21, 2020.**

Stephen Hehl, Esq. (370 Chestnut Street, Union) appeared on behalf of the applicant. Mr. Hehl stated this is an application for a subdivision of property that is located at East Broad Street and Stanley Oval. It is a conforming subdivision where the existing house will be preserved, but will be slightly modified to conform with the ordinance. The proposed new home will meet all zoning requirements.

Chairman Newell swore in William Hollows (192 Central Avenue, Stirling). The Board accepted Mr. Hollows as licensed engineer.

Mr. Hollows stated the subject property is at the northwesterly corner of East Broad Street and Stanley Oval. The Property contains 33,962 square feet of lot area and an existing single-family dwelling. The applicants are proposing to subdivide the property into two lots. The existing dwelling will be retained and a new single-family dwelling will be constructed on the new subdivided lot fronting on Stanley Oval. In order to make this a fully conforming subdivision, the screen porch on the existing home will be removed to meet the required rear yard setback, and a small portion of the exit would be reduced by 3 feet. Mr. Hollows stated the existing slate patio and circular driveway will remain the same. A colorized version of the site plan was marked as Exhibit A-1 & A-2. The applicants agreed to comply with tree preservation determination and will make an effort to keep the large oak tree on the property. The current streetscape will be maintained on East Broad Street, and the new building lot will be large enough for a home that would be keeping with the neighborhood.

The Board suggested that the applicants consider amending the plan to retain the rear porch on the existing dwelling. The back porch brings the scale of the rear elevation down. The Board agreed a rear yard setback variance could be granted in addition to subdivision approval so the porch could remain.

Open to public questions and comments.

George Roeck (618 East Broad Street) asked if the garage will be attached or detached, and asked about the number of trees to be removed.

Christine Ross (1 Stanley Oval) stated the utilities on Stanley Oval come from the street behind. Ms. Ross asked if some consideration could be given when the new home is developed that it does not take up the entire building envelope, and that the driveway for the new home not be next to their home.

Closed to public questions and comments.

The Board agreed that a lot of thought was put into the application, which is preserving the existing home. A condition that the screened-in porch be retained in its current condition should be imposed.

Chairman Newell called for motion. Anastasia Harrison made a motion to approve; Ann Freedman seconded.

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

OPPOSED: None

ABSTAINED: Ann Freedman

ABSENT: Ross Goldstein

Motion carried.

Application approved.

**OTHER BUSINESS:**

**Appointment of Master Plan Consultant-Circulation**

**Recommended Updates to the Town Master Plan: Vision, Guiding Principles, and Goals & Objectives**

Don Sammet stated an RFP was issued for the creation of the circulation portion of the master plan. WSP is recommended to prepare the circulation plan. They prepared the bike and pedestrian plan so they are already familiar with the town, and should work well with H2M.

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

OPPOSED: None

ABSTAINED: None

ABSENT: Ross Goldstein

Motion carried.

Don Sammet stated the master plan reexamination report recommends the immediate adoption of a revised set of goals and objectives, a vision statement, and guiding principles to replace the existing goals and objectives section of the 2002 master plan. An amendment has been drafted which includes these items as identified in the reexamination report written by H2M and adopted by the Planning Board. With the Board’s authorization, we can notice for the public hearing which is necessary when amending the master plan. This hearing will be part of the Board’s regularly scheduled meeting on March 2nd.

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

OPPOSED: None

ABSTAINED: None

ABSENT: Ross Goldstein

Motion carried.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 10:09 pm.

Respectfully Submitted,

Linda Jacus  
Administrative Secretary