

**Town of Westfield  
Planning Board  
MINUTES  
April 1, 2019**

The Westfield Planning Board met on April 1, 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 Ash, Linda Habgood, Anastasia Harrison, Matthew Ceberio, Ross Goldstein, Ann Freedman  
ABSENT: Michael La Place  
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 March 4, 2019 meeting. Anastasia Harrison 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, Ross Goldstein, Ann Freedman  
OPPOSED: None  
ABSTAINED: Linda Habgood and Michael Ash  
ABSENT: Michael La Place

Motion carried.

**ADOPTION OF RESOLUTIONS:**

Chairman Newell called for a motion to adopt the following resolution for the application acted upon at the March 4, 2019, meeting.

**FAB Properties, LLC., 316 East Broad Street, Block 3108, Lot 3**

Applicant sought preliminary and final major site plan approval with variances to construct a dormer addition contrary to Section 17.02C5b of the Land Use Ordinance to allow 9 parking spaces where the Ordinance requires 13 parking spaces.

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

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

Motion carried.

**NEW APPEALS:****Victor & Allison Passucci, Block 2510 Lot 1, 812 South Avenue West 2/12/2019**

Applicant is proposing to construct a new three-story, 1,653 square foot, mixed use building contrary to Section 11.28G4, 11.28G11, 17.02B4 of the Land Use Ordinance. Ordinance requires a minimum front yard setback of 29.65 feet. Proposed is 18.98 feet. Ordinance requires a minimum street side yard of 20 feet. Proposed is 7.95 feet. Ordinance allows a maximum coverage by improvements of 70%. Proposed is 81.6%. Ordinance requires 15.2 parking spaces. Proposed are 14 parking spaces. **Application deemed complete March 12, 2019. 120 day decision date is July 10, 2019.**

Anastasia Harrison recused herself from the application.

Joshua Koodray (370 Chestnut Street, Union) appeared on behalf of the applicant. Mr. Koodray stated this applicant was before the Board in 2018 with a conceptual plan. There was positive feedback from the Board, and the applicant has revised the plans based on those comments. The property is in the GB-3 zone, and recently housed a 2 1/2 story building, which was in poor condition and has been demolished. The property will be developed with a 3-story mixed use building; the first floor will include the Victor Passucci Salon and the 2nd & 3rd floors will include 2 one-bedroom apartments and 1 two-bedroom apartment.

Chairman Newell swore in Thomas Quinn (328 Park Avenue, Scotch Plains). The Board accepted Mr. Quinn's credentials as a licensed engineer.

Mr. Quinn went through the plans with the Board, and described the surrounding conditions. He stated the subject property is located at the northeasterly corner of the intersection of South Avenue West and Tuttle Parkway. The property is surrounded by non-residential uses to the west, east and south. The property is 12,000 square feet and is 60 feet wide by 200 feet long. There is an existing easement that runs along the Tuttle Parkway street side yard. The applicant is proposing a three-story building, located near the front of the property. The first floor will be a salon and the second & third floor will be residential units. The proposed building was brought forward and to the west. The proposed side yard setback is 7.9 feet and the front yard setback is

18.9 feet. The reason for positioning the building this way is to provide a full dimension driveway of 20 feet. The number of parking stalls required is 15 and there are only 14 stalls proposed; 11 stalls at 90 degrees and 3 parallel stalls. All the water runoff will be captured by an underground detention system, which will eliminate all runoff discharging onto the neighboring properties. Three pole mounted light fixtures are proposed on the eastern side of the property, which will be 15 feet tall, and there will not be any light spillover on the adjacent properties. The landscaping will include evergreens and deciduous trees.

Open to public questions.

Manny Barreiros (801 South Avenue West) asked about parking on the site.

Closed to public comments.

Chairman Newell swore in Gregory Ralph (1924 Route 22, Bound Brook). The Board accepted Mr. Ralph's credentials as a licensed architect.

Mr. Ralph went through the floor plans and elevations with the Board. He stated the building is a 3-story structure, the first floor will be the salon space & the 2nd and 3rd floor will be apartments. The first floor is designed with 8 styling stations and 4 wash stations, with an entry at the rear of the building from the parking lot. There is also an entrance from the front of the building on South Avenue, which will give the building a bit of character. There is a small break room area, but the majority of the square footage is the salon. On the second floor there will be two, one-bedroom apartments; one is 600 square feet and the other is 680 square feet, both comply with the minimum requirement of 600 square feet. The third floor is a two-bedroom apartment which has a minimum requirement of 800 square feet, and 1,200 square feet is proposed. During the concept review, the feedback was to bring the building forward. We are proposing just the first floor forward, keeping the 2nd and 3rd floor massing back, which will minimize the building massing up against the street. The main goal of the applicant was to design a facade element with a downtown retail feel. The materials to be used will be a thin, brick veneer around all sides of the building and a taupe/tan stucco finish on the right side and in the rear. The left side will have clapboard siding, the roof will be a standing seam metal roof, and the store front will be a black polymer material. Mr. Ralph stated all signage will comply with the sign requirements. We show on the front façade a sign area of 2 feet 6 inches x 20 feet. On the right elevation, a sign area of 2 feet 6 inches x 10 feet is proposed, and on the rear of the building for the entry to the salon, there will a sign area of 1 foot 6 inches x 4 feet. All signage will have outside illumination, which will include shielding on the lens.

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

Chairman Newell swore in Victor Passucci (210 South Avenue West). Mr. Passucci stated he is the owner of VP Salon, which has been in business for over 20 years. They are looking to relocate to a bigger space to improve the client's experience. The hours of operation will be 9-6 Tuesday & Wednesday, 9-9 Thursday, 9-6 Friday, and 9-5 Saturday. There will be 3 full time employees and a receptionist. Mr. Passucci stated he does not believe there will be any conflict with parking. The appointments are scheduled at 45-minute intervals, and the salon is

appointment only and does not allow walk-ins. The apartments will be managed and maintained by the applicant.

Open to public questions.

Robin Gillis (1412 Florida Grove Road, Keasbey) stated her parents live at 415 Cumberland Street, and she is concerned about parking. Ms. Gillis questioned Mr. Passucci about the maximum number of employees that will be on the site. She stated she is concerned there is not enough parking spaces to accommodate the employees & patrons of the salon and the residential units.

Closed to public questions.

Chairman Newell swore in James Watson (328 Park Avenue, Scotch Plains). The Board accepted Mr. Watson as licensed planner.

Mr. Watson marked four photos of the subject property as Exhibit A-1. He went through the photos with the Board, and stated he has been to the site several times. The variances being requested are for the street side yard setback, front yard setback, total coverage, and parking. There are 15.22 parking spaces required, and the applicant proposes 14 spaces. There is ample parking along South Avenue West for the one space deficiency. RSIS allows you to include on-street parking in your calculations, and there would be parking for at least 2-3 cars within 50 feet of the subject property. In mixed uses, there are different peaks so it usually not recommended to have dedicated parking spaces. Mr. Watson stated the requested variances can be granted under the C-2 criteria. The parcel is unique because of the Tuttle Parkway retaining wall and bridge. The new building will have a front yard setback of 19 feet, which matches the building immediately to the east, and lines up with all the businesses along South Avenue West. A desirable visual environment is being created by the new three-story building and repurposes the site. The increase in coverage will be mitigated by the retention system, and will not have a detrimental effect to the surrounding properties. A retail use with residential apartments is encouraged, and is a permitted in the zone. This is a well thought out plan, and there will not be any substantial detriment to the zoning ordinance or master plan.

Open to public questions.

Robin Gillis (1412 Florida Grove Road, Keasbey) asked Mr. Watson about parking in the area and if designated parking was considered.

Closed to public questions.

Open to public comments.

Robin Gillis (1412 Florida Grove Road, Keasbey) stated she is opposed to the application. Parking is a big concern in the area. There are many two-family homes and commercial businesses, who use on-street parking and impact the surrounding neighborhood. There is a lot

happening in the area, which makes parking very difficult, and it needs to be considered as when making a decision about the application.

Carolyn Kircher (791 Knollwood Terrace) stated she owns property at 805 North Avenue. She is opposed to the variances being requested as they are not in keeping with the spirit of the town and is also concerned about the parking issues in the neighborhood.

Closed to public comments.

Mr. Koodray thanked the Board for their time and stated this is a well-designed project. The applicant is looking to keep their business in Westfield, and has agreed to a condition of not having more than 3 beauticians at one time. This will be an improvement to the neighborhood, and requested the Board approve the application.

The Board agreed parking in the neighborhood is a concern. The applicant should not be penalized for the parking difficulties in the area, which is something the town needs to review. The previous use was much more intense than what is being proposed. The shared parking between the commercial and residential use is the best way to use the space. The variances being requested by the applicant are based on the comments made by the Board during the concept review.

Chairman Newell called for a motion. Mayor Brindle made a motion to approve with the condition to only have 3 beauticians at one time; Darielle Walsh seconded.

ALL IN FAVOR: Robert Newell, Mayor Shelley Brindle, Darielle Walsh, Kris McAloon, Matthew Ceberio, Linda Habgood, Michael Ash, Ross Goldstein, Ann Freedman

OPPOSED: None

ABSTAINED: Anastasia Harrison

ABSENT: Michael La Place

Motion carried.

Application approved.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 9:21 pm.

Respectfully Submitted,

Linda Jacus  
Administrative Secretary