

**Town of Westfield
Planning Board
MINUTES
February 1, 2021**

The Westfield Planning Board met on February 1, 2021 at 7:30 pm. Due to the coronavirus pandemic, this meeting was held remotely through Zoom Webinar. The public was provided with access to join the webinar through Zoom.

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 Ash called the meeting to order and opened the meeting by calling all present to join in the Pledge of Allegiance to the Flag.

PRESENT: Michael Ash, Mayor Shelley Brindle, Anastasia Harrison, Kris McAloon, Linda Habgood, Michael La Place, Matthew Ceberio, Asima Jansveld, Ann Freedman
ABSENT: Ross Goldstein & Alexandra Carreras
ALSO PRESENT: Alan Trembulak, Planning Board Attorney, Donald Sammet, Town Planner and Linda Jacus, Administrative Secretary

ADOPTIONS OF MINUTES:

Chairman Ash called for a motion to adopt the minutes of the January 6, 2021, meeting. Kris McAloon made a motion to adopt; Matthew Ceberio seconded.

ALL IN FAVOR: Michael Ash, Mayor Shelley Brindle, Anastasia Harrison, Kris McAloon, Linda Habgood, Michael La Place, Matthew Ceberio, Asima Jansveld, Ann Freedman
OPPOSED: None
ABSTAINED: None
ABSENT: Ross Goldstein & Alexandra Carreras

Motion carried.

ADOPTION OF RESOLUTIONS:

Chairman Ash called for a motion to adopt the following resolutions for the applications acted upon at the January 6, 2021, meeting.

**PB 20-09 Nicole & Barak Ulin, 104 Winchester Way & 101 Barchester Way
Block 5204 Lots 16 & 17**

Applicants sought approval to move the lot line in the rear of both properties to incorporate approximately 400 square feet of lot 16 into lot 17 squaring off both lots. Application approved with conditions.

Linda Habgood made a motion to adopt the resolution; Anastasia Harrison seconded.

ALL IN FAVOR: Michael Ash, Mayor Shelley Brindle, Anastasia Harrison, Kris McAloon, Linda Habgood, Michael La Place, Matthew Ceberio, Asima Jansveld, Ann Freedman
 OPPOSED: None
 ABSTAINED: None
 ABSENT: Ross Goldstein & Alexandra Carreras

Motion carried.

CARRIED FROM JANUARY 6, 2021:

**PB 20-12 Villane Building & Development, LLC., 412 Palsted Avenue 11/04/2020
Block 2607 Lot 25**

Applicant is proposing to subdivide the property into two lots, demolish the existing single-family home, and construct a new single-family dwelling on each lot contrary to Section 11.12E4 of Land Use Ordinance. Ordinance requires a minimum lot depth of 120 feet. Proposed is 98 feet for lot 25.02. **Application deemed complete December 10, 2020. 120 day decision date is April 9, 2021.**

Stephen Hehl, Esq. (370 Chestnut Street, Union) appeared on behalf of the applicant. Mr. Hehl stated an updated plan dated January 19, 2021, was submitted to Board to provide more detailed drainage analysis for the site. This is an application for a minor subdivision and the only variance associated with the application is a variance for lot depth.

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

Mr. Hollows went through the revised plan. He stated we are proposing to add two-yard drains in the rear yard of lot 25.01, and one-yard drain in the rear yard of lot 25.02, all drains will connect to the existing storm drainage system on Palsted Avenue. All roof leaders and sump pump discharge from the two new homes will be connected to the subsurface municipal storm water system. The proposed drainage plan along with the roof leaders and sump pumps will correct the drainage problem in the backyard and will get any water away from the surrounding properties.

Kris McAloon stated he reviewed the plans and the drainage installation does manage the surface runoff for the property. All drainage will be underground and piped to the municipal system on Palsted Avenue. The proposed drainage system will collect any runoff from this site and any adjoining properties.

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

Open to public comments.

Jay Troutman (601 Roosevelt Street) stated the amount of land available supports two single family homes and he supports the application.

Andrew Gilman (428 Palsted Avenue) stated he supports the application and prefers two single family homes.

Closed to public comments.

The Board appreciated the applicant addressing the concerns about drainage and coming back with a thorough plan. It was agreed that drainage is something that needs to be addressed and looked at in the future.

Chairman Ash made a motion to approve the application with the following conditions: the application is subject to review of the Site Plan Review Committee for the look-a-like ordinance, a tree removal permit should be filed with the Tree Preservation Commission, the new home is subject to the development fee ordinance, and the drainage plans shall be included in the final plans; Michael La Place seconded.

ALL IN FAVOR: Michael Ash, Mayor Shelley Brindle, Anastasia Harrison, Kris McAloon, Linda Habgood, Michael La Place, Matthew Ceberio, Asima Jansveld, Ann Freedman

OPPOSED: None

ABSTAINED: None

ABSENT: Ross Goldstein & Alexandra Carreras

Motion carried.

Application approved.

NEW APPEALS:

None.

*Alexandra Carreras joined the meeting at 8:01 p.m.

OTHER BUSINESS:

Master Plan Presentation

Don Sammet stated H2M who did the Master Plan Reexamination and WSP who prepared the Bike Pedestrian Plan will be presenting an update on the Unified Land Use and Circulation Plan. Paul Cancillia from H2M stated the purpose of the plan is to be used as a guide for future development and public improvements. We did an analysis of the existing land uses in the downtown and town wide, as well as a zoning analysis. The reason for the analysis is to identify opportunity areas, where there could be changes made, recommendations of how development in these opportunity areas could benefit the downtown and town as a whole, and how these land uses will affect the transportation system. The growth areas include South Avenue, the Lord & Taylor site, the Downtown Core, Elmer Street, Elm Street, 333 Central Avenue, and Elite

Properties. The development trends we are seeing and that were recommended during the master plan reexamination include people wanting to see more breweries, distilleries and rooftop lounges. Because of COVID-19 people being outdoors has become a key thing and we want to incorporate some of those recommendations by having public spaces on underutilized areas like the train station. Some of the downtown area recommendations include mixed use on underdeveloped areas, greater connectivity, streetscape improvements, new and enhanced commercial/office space, the creation of public spaces for residents and visitors, high tech medical and wellness spaces, art and creative placemaking, and design guidelines and standards for development. John Federico from WSP appeared to give an update on the circulation element. He stated when residents were asked how to improve the mobility in town, some of the comments included adding more parking, adding more streetscape amenities, improving traffic technology-better traffic lights and signal timing, improving access to the train station. Our approach with circulation is to understand to how people move around, and the plan will include how to do that safely. We will also look at micro mobility and shared mobility, curbside management, and autonomous vehicles. There will be a review of specific intersections that will look at pedestrian safety, possible roadway changes, and signalization changes. Bike Walk Westfield is such an important plan to implement because having as many people walking and biking as possible will reduce the need for parking and have less people driving. Liz Ward from Susan Blickstein's Office talked about street topology and design guidelines. The plan will provide guidance if certain design elements are desired or appropriate on various streets, and it will discuss transportation demand management; it will focus on how people make their transportation decisions. Mr. Cancillia stated there should be a draft completed in March at which time it will be forward to the Planning Board for comments and revisions with an anticipated adoption date of April.

Review General Ordinance #2204- An Ordinance Amending the Historic Preservation Ordinance to permit expeditious review of minor work of designated properties in certain circumstances.

Don Sammet stated this ordinance would amend the HPC Ordinance by providing for the Chair of the HPC to review minor certificate of appropriateness applications rather than the full Commission. The ability to have the HPC Chair review minor applications is authorized under the Municipal Land Use Law and would serve to expedite review of these minor applications. Preservation of local historically significant structures are reflected in the goals and objectives of the master plan and streamlining the process for minor applications should help make local designation more attractive for the property owner.

Chairman Ash called for a motion. Kris McAloon made a motion that ordinance #2204 is consistent with the master plan and should be adopted by the town council; Ann Freeman seconded.

ALL IN FAVOR: Michael Ash, Mayor Shelley Brindle, Anastasia Harrison, Kris McAloon, Linda Habgood, Michael La Place, Matthew Ceberio, Alexandra Carreras, Asima Jansveld, Ann Freedman

OPPOSED: None

ABSTAINED: None

ABSENT: Ross Goldstein

Motion Carried.

Referral from the Historic Preservation Commission for proposed designation of 417 Prospect Street

Don Sammet stated the HPC has recommended 417 Prospect Street as a local historic site. The Commission has prepared a nomination report and held a public meeting in regard to the designation proposed. A historic designation is identified in both the Land Use Ordinance and on the zoning map. By law any amendment to a land use ordinance must be referred to the Planning Board for its review and comment including an analysis of consistency with the master plan. The proposed designation is consistent with the master plan as the Historic Preservation Element identifies the property as a historic site located within the Prospect Street Historic District.

Chairman Ash called for a motion. Anastasia Harrison made a motion to recommend designation of 417 Prospect Street to the governing body as a historic site; Ann Freeman seconded.

ALL IN FAVOR: Michael Ash, Mayor Shelley Brindle, Anastasia Harrison, Kris McAloon, Linda Habgood, Michael La Place, Matthew Ceberio, Alexandra Carreras, Asima Jansveld, Ann Freedman
 OPPOSED: None
 ABSTAINED: None
 ABSENT: Ross Goldstein

Motion carried.

There being no further business, a motion to adjourn to an Executive Session was made, seconded and carried. The meeting adjourned to Executive Session at 9:08 pm.

Respectfully Submitted,

Linda Jacus
 Administrative Secretary