

**Town of Westfield
Planning Board
MINUTES
April 5, 2021**

The Westfield Planning Board met on April 5, 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, Kris McAloon
Anastasia Harrison, Linda Habgood, Michael La Place,
Ross Goldstein, Asima Jansveld, Matthew Ceberio,
Alexandra Carreras, Ann Freedman

ABSENT: None

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 March 1, 2021, meeting. Michael La Place made a motion to adopt; Matthew Ceberio seconded.

ALL IN FAVOR: Michael Ash, Anastasia Harrison, Linda Habgood, Michael La Place,
Ross Goldstein, Alexandra Carreras, Matthew Ceberio, Asima Jansveld,
Ann Freedman

OPPOSED: None

ABSTAINED: Mayor Shelley Brindle, Kris McAloon

ABSENT: None

Motion carried.

ADOPTION OF RESOLUTIONS:

Chairman Ash called for a motion to adopt the following resolutions for the applications acted upon at the March 1, 2021, meeting.

PB 21-01 Jeffrey & Malissa Cass, 826 & 830 Summit Avenue, Block 4704, Lots 9.01 & 10
Applicants sought approval to increase the width of lot 9.01 from 50 feet to 60 feet by decreasing the width of the larger lot, lot 10 from 100 feet to 90 feet. Application approved with conditions.

Matthew Ceberio made a motion to adopt the resolution; Ann Freedman seconded.

ALL IN FAVOR: Michael Ash, Anastasia Harrison, Linda Habgood, Michael La Place,
Ross Goldstein, Alexandra Carreras, Matthew Ceberio, Asima Jansveld,
Ann Freedman

OPPOSED: None

ABSTAINED: Mayor Shelley Brindle, Kris McAloon

ABSENT: None

Motion carried.

PB 21-02 Ferraro's Realty Group, 425 South Elmer Street/211 South Avenue, Block 3201
Lot 2.01 Applicant sought approval to subdivide lot 2.01 into two lots, lots 2.01.01 and 2.01.02. There is not any development planned for lot 2.01.01. The current structure will remain on lot 2.01.02 contrary to Section 11.28E5 and 11.28E6 of the Land Use Ordinance to allow a coverage of 31.4% on lot 2.01.02 where the Ordinance allows a maximum coverage of 30%; to allow a coverage by improvements of 90.4% where the Ordinance allows a maximum coverage by improvements of 70%. Application approved with conditions.

Michael La Place made a motion to adopt; Matthew Ceberio seconded.

ALL IN FAVOR: Michael Ash, Anastasia Harrison, Linda Habgood, Michael La Place,
Ross Goldstein, Alexandra Carreras, Matthew Ceberio, Asima Jansveld,
Ann Freedman

OPPOSED: None

ABSTAINED: Mayor Shelley Brindle, Kris McAloon

ABSENT: None

Motion carried.

NEW APPEALS:

PB 20-11 440 North Avenue, LLC., 440 North Avenue, Block 3202 Lot 7 10/26/2020
Applicant is seeking approval of a 10-unit residential development with two affordable units contrary to Section 11.27E1, 11.36I, 11.36G2 of the Land Use Ordinance. Ordinance requires a minimum front yard setback equal to the height of the principal building, but not less than 15 feet. Proposed is 1 foot. Ordinance requires a minimum of 5 feet for a parking area setback. Proposed is 2 feet. Ordinance does not allow an exterior building wall longer than 50 feet without a four-foot offset. Proposed is an exterior wall longer than 50 feet without a four-foot

offset. **Application deemed complete February 22, 2021. 120 day decision date is June 22, 2021.**

Gary Goodman, Esq., (23 North Avenue East, Cranford) appeared on behalf of the applicant. Mr. Goodman stated the applicant is proposing a multi-family residential development with two affordable housing units. In 2020, the applicant obtained approval for the construction of a commercial building containing retail space and office space. The applicant is not moving forward with developing that approval and is now seeking to construct the multi-family development that is currently before the Board. The application is in compliance with the ordinance except for the front yard setback, which is the same setback that was proposed in the 2020 application that was approved by the Board. There is a design variance being requested for the requirement to have an offset in an exterior building wall longer than 50 feet, and a variance being requested for the parking area setback.

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

Mr. Dec stated the subject property is 18,000 square feet in area, and the site is vacant covered by asphalt and gravel. The site is located on the southerly side of North Avenue East just west of South Euclid Avenue. There property is surrounded by non-residential uses to the west, east and north. To the south, running parallel to the rear lot line, is the Raritan Valley Line. There are three variances being requested. One variance being requested is for the front yard setback of one foot which allows us to have a rear yard setback of 21 feet. If we were to comply with the required front yard setback requirement, we would need a variance for the rear yard setback. Based upon suggestions from the Site Plan Review Subcommittee with the previous application, the applicant brought the building to one-foot from the front property line. We are required to have 14 parking stalls and we have 18 parking stalls. A one-way circulation pattern is proposed on the site. This was also requested by the Site Plan Review Subcommittee as part of the prior application. An electric vehicle charging station is proposed on the property as well as a bicycle coral for bicycle storage adjacent to the vehicular parking area. It was requested by the Board that the applicant include ADA parking on the site. There is a stormwater recharge system proposed which will allow all water on site to be collected and discharged below grade. It was requested by the Board, if the application was approved, a swale with some vegetative features for filtration prior to reaching the recharge basin will be added. The landscape plan will include a planting bed to screen the parking area at the easterly side of North Avenue. Along the rear property line, a row of junipers with some dogwood accent plantings are proposed to provide some green and open space on the site. A ground cover of river stone will be placed between the parking area and the property line, and a four-foot split rail fence is proposed to surround the parking area.

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

Chairman Ash swore in Roger Winkle (947 Park Avenue, Plainfield). The Board accepted Mr. Winkle's credentials as a licensed architect.

Mr. Winkle described the layout of the building. On the first-floor, there is a three-bedroom unit, as well as a storage room for tenants and the elevator. The 3-bedroom unit on the first floor is 1,566 square feet and is one of the designated COAH units. The entrance for the first-floor unit is at the rear by the parking area. The second and third floor apartments have the same layout as the unit on the first floor. There are 4 two-bedroom units on the second floor, with an additional unit which is the second COAH unit. On the third floor there are 4 two-bedroom units. All the units on the second and third floor range in size from 1424 square feet to 1575 square feet. All units are handicapped adaptable and accessible, and are fairly sizeable. Mr. Winkle stated when we designed this project and changed the use, we kept the exterior façade intact from the original

commercial building approved in 2020. There is an offset of 8 inches every 18 feet and we provided 3-foot balconies to help break up the façade. If we did the 4-foot offset as required by the ordinance, it would come in line with the stairs, and we do not have the ability to step the stairs back 4 feet. The four-foot offset would also take four feet away from the size of the living rooms and bedrooms. Referring to the elevations, Mr. Winkle stated the height of the building is 40 feet which is allowable, and the materials that will be used are the materials that were discussed when the commercial building was approved. The materials proposed include phenolic panels, granary pine, 12" high horizontal panels, phenolic panels, traffic gray, 24" high horizontal panels, corrugated metal panels, titanium, 12" wide vertical panels, and brick veneer. The accent bands and cornices will be black.

The Board agreed this is a good application and that the following conditions be included, that ADA parking be added, that this project will be compliant with the affordable housing regulations of the town and the applicant will bear the cost of affirmative marketing of the units, a three-foot walkway between the building and bike corral be added, a revised drainage plan will be submitted to include a swale and other vegetive features subject to approval of the Town Engineer, and the final design of the building is subject to additional review and approval of the site plan review committee.

Chairman Ash called for a motion. Michael La Place made a motion to approve with the suggested conditions; Kris McAloon seconded.

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

OPPOSED: None

ABSTAINED: Alexandra Carreras and Ann Freedman

ABSENT: None

Motion carried.

Application approved.

PB 21-03 Villane Building & Development, LLC., 121 Effingham Place 2/12/2021
Block 709 Lot 13

Applicant is seeking approval for a subdivision retaining the existing dwelling, garage and driveway and constructing a new single-family dwelling contrary to Section 12.04F1 and 12.04F3 of the Land Use Ordinance. Ordinance allows a maximum building coverage of 20%. Proposed is 21.7% for lot 13.01. Ordinance allows a maximum building coverage with a porch of 24%. Proposed is 26.2% for proposed lot 13.01. **Application deemed complete March 16, 2021. 120 day decision date is July 14, 2021.**

Stephen Hehl, Esq. (370 Chestnut Street, Union) appeared on behalf of the applicant. Mr. Hehl stated this is a minor subdivision application for a property where the existing historic home will be retained, and on the new lot, a new single-family home will be built which will conform with all the setback requirements.

Chairman Ash swore in Greg Ralph (1924 Route 22 East, Bound Brook). The Board accepted Mr. Ralph's credentials as licensed architect.

Mr. Ralph gave an overview of the proposed work for the existing historic home. The home is an example of a prairie style craftsman with stucco siding, wood multi paned divided light

windows, and a very deep porch. The stucco is in disrepair having flaked off in many areas of the porch and façade. A portion of the existing front porch will be removed abbreviating the 17-foot-deep porch to the first row of columns which would be about 11 feet in. Also proposed is a two-story addition at the rear of the home to accommodate a first-floor family room and second floor bedroom. A raised patio is proposed at the rear of the dwelling as well as a 2-car detached garage. Mr. Ralph stated a final design has not been decided on for the new home, but it will fit in character of the neighborhood and the existing historic home.

Open to public questions.

Paul Lustgarten (124 Effingham Place) asked if the basement area of the existing house will be expanded. He also asked if there will be an entrance through the basement level, if a foundation is planned for the new home being constructed, and if a whole house generator is proposed.

Closed to public questions.

Chairman Ash swore in Kevin Page (5 Powderhorn Drive, Warren). The Board accepted Mr. Page's credentials as a licensed engineer and planner.

Mr. Page stated the subject property is located within the RS-8 zone, and exceeds the minimum lot area, frontage, depth, and width requirements for the zone. The proposed lots created by way of the subdivision meet all lot size requirements in the zone. All the required setbacks floor area ratio, height, building coverage requirements and improvement coverage requirements will be met for the new dwelling; the only variances being requested are for the existing home. The reconfigured porch will have a 43.5-foot front yard setback where the ordinance requires a that a average setback calculation be used which is calculated at 45.1 feet, and will require a variance. building coverage and building coverage with a porch variance are necessary to try to maintain the character of the existing home. The building coverage proposed is 22.1 % and 25.7 with a porch. there are a few large trees coming down because they would be too close to the home there are a lot trees in back of the property remaining and there will be 36 replacement trees proposed.

Dave Villane (2376 South Avenue, Scotch Plains) spoke about the drainage. He stated the roof leaders dump out the water and the water from the roof will just pond. All the water from the roof for the new home will be directed to the street and there will be retention pits proposed for the new home.

Open to public questions.

Paul McGovern (131 Effingham Place) stated he is concerned about drainage. The back end of our property accumulates water so any removal of trees will not absorb rain water.

Paul Lustgarten (124 Effingham Place) spoke about drainage. He stated there seems to be an underground water flow on the vacant lot. There must be some other factor for the drainage issue, and he asked if anything further will be done to assess the water.

Maria Boyes HPC Chair stated the HPC is in support of what is being proposed. We appreciate the applicant meeting with the HPC, and we discussed anything that could be preserved or recreated in the same way would be beneficial to keep the character of the home. The applicant did acknowledge they would like to keep the character of the neighborhood when the new home is constructed, and we hope the applicant would consider designating the existing historic home once it is renovated.

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

Open to public comments. None. Closed to public comments.

The Board commended the applicant for preserving this important house, and were very pleased that the home will be restored. It was agreed that the design of the new house should fit in with the neighborhood and that the massing of the new home will be something appropriate and not overshadow the preserved home

Chairman Ash called for a motion. Kris McAloon made a motion to approve the application; Ann Freedman seconded.

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

OPPOSED: None

ABSTAINED: Alexandra Carreras and Ann Freedman

ABSENT: None

Motion carried.

Application approved.

OTHER BUSINESS:

Westfield Public School District-HVAC Improvements at Washington Elementary School, Jefferson Elementary School, Franklin Elementary School, McKinley Elementary School, Tamaques Elementary School-A project review and approval for compliance with the master plan of the HVAC Improvements. (Electronic Plan Copies will follow).

Master Plan Update-Change Order to the Master Plan Land Use Element to include a climate-change related hazard vulnerability assessment.

Chairman Ash swore in George Duthie (1515 Lower Ferry Road, Trenton). Mr. Duthie is an architect for a capital project for the Board of Education to do hvac improvement for all the elementary schools. The hvac units will service the multi-purpose room of all six elementary schools, and will be placed in the best location possible. There will be an 8 foot fence to screen the unit which will be 8 feet high so the fence will cover the unit. The board recommended some appropriate landscaping be added to soften the appearance especially when the unit is in a front yard or visible from a public street.

Master Plan Update-Change Order to the Master Plan Land Use Element to include a climate-change related hazard vulnerability assessment.

Don Sammet stated last the Governor signed into law a bill that requires the land use plan element of the master plan include a climate change related hazard vulnerability assessment. Since we are we updating our land use element, and are now required to have this assessment, H2M has issued a proposal for the scope of the work and the cost of the work.

Chairman Ash called for a motion. A motion to approve the proposal was made and seconded, and unanimously approved.

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

OPPOSED: None

ABSTAINED: None

ABSENT: None

Motion carried.

There being no further business, a motion to adjourn was made, seconded and carried. The meeting adjourned at 10:38 pm.

Respectfully Submitted,

Linda Jacus
Administrative Secretary