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TOWN OF WESTFIELD  
PLANNING BOARD

IN RE :  
PUBLIC HEARING :  
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TRANSCRIPT OF PROCEEDINGS  
Monday, May 3, 2022  
  
Municipal Building  
425 East Broad Street  
Westfield, New Jersey  
Commencing at 7:30 p.m.

1 B E F O R E:

2

MICHAEL ASH, CHAIRMAN

3

MICHAEL LAPLACE, VICE-CHAIRMAN

4

MAYOR SHELLEY BRINDLE, MAYOR DESIGNEE

5

COUNCILMAN MICHAEL DARDIA, COUNCIL LIAISON

6

MATTHEW CEBERIO, MEMBER

7

ANASTASIA HARRISON, MEMBER

8

ROSS GOLDSTEIN, MEMBER

9

MICHAEL DUELKS, FIRE DEPARTMENT CHIEF

10

ALEXANDRA CARRERAS, FIRST ALTERNATE

11

ANN FREEDMAN, SECOND ALTERNATE

12

- - -

13

DON SAMMET, TOWN PLANNER/BOARD SECRETARY

14

DAVID BATTAGLIA, TOWN ENGINEER

15

16 A B S E N T:

17 ASIMA JANSVELD, MEMBER

18

A P P E A R A N C E S:

19

ASHENFELTER, TREMBULAK, MCDONOUGH, GOLIA &  
TREVENEN, LLP

20

BY: ALAN TREMBULAK, ESQ.

21

Attorney for the BOARD

22

GARY S. GOODMAN LAW

23

BY: GARY GOODMAN, ESQ

Attorney for APPLICANT 440 NORTH AVENUE  
EAST, LLP

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I N D E X  
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STATEMENT BY THE CHAIRMAN	6
ROLL CALL	5
APPROVAL OF MINUTES APRIL 4, 2022	6
ADOPTION OF RESOLUTIONS:	
PB21-12 516-540 NORTH AVENUE EAST	7
OTHER BUSINESS:	
REFERRAL OF GENERAL ORDINANCE NO. 2022-14	39

- - -  
A P P L I C A T I O N S  
- - -

WITHDRAWN

NONE

PENDING

- PB22-6 - 330 SPRINGFIELD AVENUE  
(DEEMED INCOMPLETE 4/7 - AWAITING RESUBMISSION)
- PB22-7 - 1133 BOYNTON (WESTFIELD SENIOR HOUSING)  
(IN COMPLETENESS REVIEW)

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CARRIED

PB22-3  
440 NORTH AVENUE EAST, LLC  
440 NORTH AVENUE EAST  
BLOCK 3202, LOT 7 13

WITNESS PAGE

EDWARD DEC 16  
CRAIG PEREGOY 23  
AVELINO MARTINEZ 27

EXHIBIT DESCRIPTION PAGE

A-1 GROUND FLOOR COMPARISON PLAN 28  
A-2 NORTH AVENUE EXTERIOR RENDERING 30  
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*\*MOTION TO APPROVE  
WITH CONDITIONS 35*

- - -  
N E W A P P E A L S  
- - -

NONE

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P R O C E E D I N G S  
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CHAIRMAN ASH: Good evening,  
everyone. Welcome to the Westfield regular  
meeting of the Planning Board. Start with the  
roll call, please.

MR. SAMMET: Chairman Ash.

CHAIRMAN ASH: Here.

MR. SAMMET: Mayor Brindle.

MAYOR BRINDLE: Here.

MR. SAMMET: Mr. Ceberio.

MR. CEBERIO: Here.

MR. SAMMET: Councilman Dardia.

COUNCILMAN DARDIA: Here.

MR. SAMMET: Chief Duelks.

CHIEF DUELKS: Here.

MAYOR BRINDLE: Chief?

(Applause.)

CHIEF DUELKS: Thank you. Thank you  
very much.

MR. SAMMET: Ms. Harrison.

MS. HARRISON: Here.

MR. SAMMET: Mr. Goldstein.

MR. GOLDSTEIN: Here.

1 MR. SAMMET: Ms. Jansveld is absent  
2 this evening. Mr. LaPlace.

3 MR. LAPLACE: Here.

4 MR. SAMMET: Ms. Carreras.

5 MS. CARRERAS: Here.

6 MR. SAMMET: And Ms. Freedman.

7 MS. FREEDMAN: Here.

8 CHAIRMAN ASH: Thank you. Notice of  
9 this meeting was published in the newspapers of  
10 record of the Township of Westfield in accordance  
11 with the Open Public Meetings Act. Let's have a  
12 flag salute.

13 (Whereupon, the Pledge of Allegiance  
14 was recited.)

15 CHAIRMAN ASH: We have minutes from  
16 our April 4, 2022, regular meeting. The minutes  
17 area a verbatim record, so I don't think they'll  
18 be any questions or comments. Can I have a motion  
19 to approve?

20 MS. HARRISON: I'll make the motion.

21 CHAIRMAN ASH: Thank you. And a  
22 second?

23 MS. CARRERAS: I'll second.

24 CHAIRMAN ASH: Thank you. All those  
25 in favor.

1 BOARD MEMBERS: Aye.

2 CHAIRMAN ASH: Any opposed?

3 Abstentions?

4 MR. CEBERIO: I'll abstain.

5 MR. GOLDSTEIN: Abstention.

6 CHAIRMAN ASH: Thank you. We have a  
7 resolution for Application PB21-12. This was an  
8 approval of the application of Adoni Property  
9 Group, LLC, 516-540 North Avenue East. Can I have  
10 a motion to approve, please?

11 MR. LAPLACE: I'll move it.

12 CHAIRMAN ASH: Thank you. And a  
13 second?

14 MS. FREEDMAN: (Indicating.)

15 CHAIRMAN ASH: A second from  
16 Ann Freedman. Roll call, please.

17 MR. SAMMET: Chairman Ash.

18 CHAIRMAN ASH: Yes.

19 MR. SAMMET: Mayor Brindle.

20 MAYOR BRINDLE: Yes.

21 MR. SAMMET: Mr. Ceberio.

22 MR. CEBERIO: I need to abstain.

23 MR. SAMMET: Councilman Dardia.

24 COUNCILMAN DARDIA: Yes.

25 MR. SAMMET: Chief Duels.

1 CHIEF DUELKS: Yes.

2 MR. SAMMET: Ms. Harrison.

3 MS. HARRISON: Yes.

4 MR. SAMMET: Mr. Goldstein.

5 MR. GOLDSTEIN: Need to abstain.

6 MR. SAMMET: Mr. LaPlace.

7 MR. LAPLACE: Yes.

8 MR. SAMMET: Ms. Carreras.

9 MS. CARRERAS: Yes.

10 MR. SAMMET: And Ms. Freedman.

11 MS. FREEDMAN: Yes.

12 CHAIRMAN ASH: Thank you. Before we  
13 get into our application this evening, I just  
14 wanted to make two very brief comments. We had a  
15 round of applause for our new Chief Duelks, and I  
16 just want to congratulate you and thank you for  
17 continuing to serve on our Board, and we  
18 appreciate your input.

19 CHIEF DUELKS: Thank you.

20 CHAIRMAN ASH: Congratulations  
21 again. The other bit of news to share is I did  
22 receive word from Mr. LaPlace that he will be  
23 resigning from our Board as he is moving on to new  
24 opportunities. I did try to reject his  
25 resignation when it was first submitted, but he



1       insisted. I just want to wish you well and thank  
2       you for all your years of serving the Board and  
3       this town. And it goes well beyond just the  
4       Planning Board, so thank you.

5                   MAYOR BRINDLE: Congratulations.

6                   (Applause.)

7                   MR. LAPLACE: Thank you, Chair,  
8       Mayor, Councilman, Members of the Board. It's a  
9       great opportunity that I've decided to go for.  
10      I'll be the Director of Planning and Zoning for  
11      the City of Annapolis in Annapolis, Maryland. But  
12      it wasn't an easy decision. As you all know, I  
13      love Westfield. I love its history, but I also am  
14      so excited about its future. And I love the  
15      people. I mean serving on this Board has been  
16      such a pleasure. And I was thinking about all the  
17      different ways I've been lucky enough to be  
18      involved in Westfield. I'm very proud of the fact  
19      that I was the first director of our Special  
20      Improvement District. I'll always wear that as a  
21      badge of honor, and it was a wonderful place to  
22      learn that kind of role and get involved. I was  
23      on the rotary while I was doing that. I then  
24      joined the Westfield Historical Society. Then,  
25      Mayor Brindle was generous enough to appoint me to

1 the Planning Board, which I've really enjoyed.  
2 And I'm also on the Board of the DWC, which is  
3 kind of interesting, and that came full circle.

4 But it's just a wonderful community.  
5 I don't need to tell you that. And I'm not going  
6 to go on too much because I'll probably get  
7 emotional. It was a difficult decision, but my  
8 heart will always be here. And I'm really proud  
9 to have worked with all of you. And I'll be  
10 paying close attention to your progress because  
11 Westfield is really moving into a very exciting  
12 time. One of the regrets that I have is that I  
13 won't be here at every meeting being able to do  
14 it. But maybe I can contribute in other ways.

15 MS. HARRISON: I can Facetime you  
16 in.

17 MAYOR BRINDLE: You can count on  
18 that, Michael.

19 MR. LAPLACE: But I would like to  
20 again thank the leadership, particularly,  
21 Mayor Brindle, the Councilman's here, just for my  
22 appointment and giving me this opportunity.  
23 Westfield has wonderful leadership now. I'm very  
24 proud of both this Board and the Boards and  
25 Commissions and the Mayor and Council. So thank

1       you.

2                       MAYOR BRINDLE: Thank you, Michael.  
3       I think your contributions to everybody have been  
4       quite obvious and significant and we will -- you  
5       only had to raise your hand once about other ways  
6       to contribute. I can promise you; you will not be  
7       hearing the last, even from Annapolis. Really  
8       grateful for your years and years of service to  
9       us. You'll be missed a lot.

10                      MR. LAPLACE: Thank you. And thank  
11       you, Chair, you've been doing a wonderful job.  
12       I've been thrilled being deputy to you. And best  
13       of luck and continued success.

14                      CHAIRMAN ASH: Thank you. And we  
15       will miss your insight and attentiveness and  
16       professionalism.

17                      MR. LAPLACE: And one more thing; if  
18       you'll indulge me. As a professional planner, I  
19       have to point out that I've had a long working  
20       relationship, professional relationship, with  
21       Don Sammet, but we're so good friends. And I  
22       think you know this, but I can't tell you how  
23       lucky Westfield is to have someone of his  
24       intelligence and you know just, he's so honest, He  
25       wants to do the right thing, he's passionate about

1 the profession. And I was so proud to have him as  
2 my town planner living here. So a shout out to  
3 Don, and we'll stay in touch.

4 MR. SAMMET: You can't leave, Mike.

5 MAYOR BRINDLE: How many places have  
6 you guys worked together?

7 MR. LAPLACE: Montclair, here.

8 MR. SAMMET: Montclair, DWC, here on  
9 the Planning Board.

10 MR. GOLDSTEIN: Don't give him any  
11 ideas.

12 MAYOR BRINDLE: Yeah. Exactly.  
13 Shut your mouth. No ideas.

14 MR. LAPLACE: Don, come visit me.

15 MR. SAMMET: I will.

16 CHAIRMAN ASH: Thank you. So we'll  
17 get into --

18 MS. FREEDMAN: I have another -- I'm  
19 not resigning, but I do have an invitation for  
20 everyone to come from the Historic Preservation  
21 Commission to drop by on May 25, it's a Wednesday,  
22 at the Historic Train Kiosk for some coffee and to  
23 celebrate National Preservation Month. And our  
24 host is Box Car. So if you're going to New York  
25 or maybe west or you just happen to be driving

1 around or walking around -- right, Michael,  
2 walking -- between 7:00 to 9:00 drop by.

3 CHAIRMAN ASH: Between 7:00 and  
4 9:00. Great. Thank you.

5 MS. FREEDMAN: A.m.

6 MAYOR BRINDLE: Yes. No coffee at  
7 9:00 p.m.

8 CHAIRMAN ASH: All right. Our first  
9 application this evening, Mr. Goodman, welcome  
10 back. Everybody's doing well?

11 MR. GOODMAN: Yes. We seem to be  
12 healthier this evening. So, thank you for that.  
13 Gary Goodman on behalf of 440 North Avenue East,  
14 LLC. This is an application for a 10-unit rental  
15 residential inclusionary building. It's going to  
16 have two affordable units in the Affordable  
17 Housing Overlay District. We received approvals  
18 in May of 2021, and we're now back to amend our  
19 site plan making some changes to the parking  
20 layout, the site circulation, modifying the floor  
21 plans, and the actual placement of the building.  
22 We have reduced the overall coverage and we're  
23 requesting a variance for 40.28% building coverage  
24 where 40 is permitted. And this really isn't a  
25 change. As I pointed out at the last meeting, we

1 just didn't calculate it right, so we always were  
2 needing 40.28, and we're here to do that. I have  
3 a number of witnesses this evening; Ed Dec, our  
4 engineer; Avelino Martinez, our architect; we have  
5 Craig Peregoy; traffic engineer. And I'd like to  
6 call, my first witness, Ed Dec.

7 CHAIRMAN ASH: Sure. Before we get  
8 into the testimony, I just wanted to note on the  
9 record that, as you've described, this has already  
10 been -- this project was approved by resolution  
11 while it was back in 2021 and it was PB20-11;  
12 approved, the resolution is dated May 3, 2021.  
13 Don, maybe just some brief background on why this  
14 amended plan is back before us; just for context  
15 for some of the Board Members that weren't here  
16 last year.

17 MR. SAMMET: Sure. The project  
18 before you, as mentioned, there's a new  
19 circulation plan on site which has also resulted  
20 in a slight shift of the building's location on  
21 the property. There's also a modification to the  
22 architectural design proposed due to the  
23 circulation pattern which has eliminated the need  
24 for a driveway opening going right into the  
25 building. So there's in a sense a solid wall

1 along the front facade, and circulation will taper  
2 access to and from the site will be completely  
3 outside of the building. Overall, the building  
4 design is the same with some slight internal  
5 modifications. But the number of units stays the  
6 same. But the changes to the site, the change in  
7 circulation pattern, ingress, and egress from the  
8 site, were significant enough that the project did  
9 need to come back to the Board for an amended  
10 approval.

11 CHAIRMAN ASH: Thank you. Mr. Dec,  
12 welcome.

13 MR. DEC: Thank you.

14 CHAIRMAN ASH: Mr. Dec is one of our  
15 frequent flyers, we're very familiar with him.  
16 Are there any changes to your qualifications since  
17 the last time you were here?

18 MR. DEC: No. I'm still active and  
19 I've paid my dues, and I just recently completed  
20 my professional development hours. So I'm good.

21 CHAIRMAN ASH: Thank you. Does  
22 anyone have questions for Mr. Dec? All right.  
23 Then the Board will recognize Mr. Dec as a  
24 professional engineer. And let me swear you in.

25 EDWARD DEC, having been duly sworn,

1 was examined and testified as follows:

2 CHAIRMAN ASH: Thank you. Please  
3 proceed.

4 BY MR. GOODMAN:

5 Q. Mr. Dec, could you focus your  
6 attention on the changes we've made to the plan  
7 from the one that was approved and what we are  
8 proposing now?

9 A. Yes. I'll quickly just go over the  
10 set of plans in front of the Board Members, our  
11 last revised February 28, 2022. The site plan:  
12 440 North Avenue, Lot 7, Block 3202. We have a  
13 design chart on the left-hand side, a key map, a  
14 not-so-good aerial photograph, and  
15 (indiscernible.) On the front cover, we have a  
16 design chart, but immediately adjacent to that, we  
17 have the portion of the chart of the previously  
18 approved application. And if you look at it  
19 quickly, and I'll just point it out, there's  
20 really no changes except for, as Mr. Goodman  
21 pointed out, the building coverage; it's like  
22 51-square feet more. And that included  
23 Mr. Avelino, the architect, furthered the brick  
24 facade; it added up to 51-square feet more.

25 So the entire site -- if you go to



1 Sheet 2 of the set of plans which shows the  
2 existing conditions. And I've broken it up to  
3 show what was there previously, which was a -- I  
4 don't know if anyone remembers like a White  
5 Diamond, it was a hamburger-type of establishment,  
6 and then they went to like more of a restaurant --  
7 completely paved with a building, so the entire  
8 property was impervious. Right now, we're on the  
9 second page and it's a little bit redundant, but  
10 it's showing you what's there now which is a  
11 completely paved site; no building. The demo plan  
12 again, it's sort of redundant, but it's just I  
13 guess accentuating the fact that there's nothing  
14 at the site.

15 We go on to Sheet 5, which is called  
16 a "Layout and Dimension Plan." This is where I  
17 can point out the differences from what was  
18 approved in April of last year to now. We've  
19 changed the ingress-egress points. Previously, we  
20 had an ingress point on the easterly side of the  
21 property, and egress on the westerly. So we had  
22 like more of a U-turn or U-circulation around the  
23 proposed building. What we've done looking at  
24 what we were proposing, we thought that we could  
25 eliminate a lot of the pavement area, address more

1 of like -- accentuate the open space better with  
2 green area. So what was proposed then is to move  
3 the building over to the west and rotate it  
4 180-degrees as far as the locations of the lower  
5 level, the ground level has one moderate housing  
6 unit here, and the rest are amenities for the  
7 apartment uses. So we've moved it over and have  
8 one parking lot here. We have 18 stalls; 14 are  
9 required. We have two electric-accessible parking  
10 stalls. On the plans that you have -- and I don't  
11 know if I'm going to have to put this one sheet as  
12 far as evidence -- on this plan, what I've done is  
13 I've moved the one electronic stall that was on  
14 the west side, now put two alongside the  
15 entranceway of the building; one with a handicap  
16 stall. And so it makes it easier and more  
17 accessible for the people that are going to be  
18 using those amenities, whether it's the handicap  
19 parking or the electric stall.

20 We have eliminated also another  
21 feature which was shown -- or improved, was like  
22 an enclosed bicycle area that was covered. That's  
23 eliminated. We've now moved the bicycle area  
24 underneath the second and third floors in this  
25 area here. (Indicating.) So we still are

1 providing for bicycles, but it's in a different  
2 location and we've eliminated that structure that  
3 was adjoining the building. We have the dumpster  
4 area to the east rear corner of the parking lot.  
5 Then we have open-space areas along the rear and  
6 along the side. And then, at that point, we have  
7 proposed drainage. But that was really the major  
8 changes between what was approved and what we're  
9 going for now.

10 Q. Mr. Dec, you are familiar with the  
11 Ven Cleef Engineering report?

12 A. Yes, I am.

13 Q. Anything you cannot abide by in  
14 terms of the engineer's report?

15 A. No. I went through it thoroughly;  
16 discussed it with both the architect and also our  
17 traffic expert. We can meet or address all of  
18 those concerns by the town engineer. Couple  
19 things I'd just like to point out is we did have a  
20 soils report done. We went down to 10-feet; did  
21 not encounter mottling at seasonal high water.  
22 That was done in December. It was during that  
23 period in which we encountered high ground waters.  
24 And also, we do have a very good soil permeability  
25 rate of K2 and 2 1/2-inches per hour. So we feel

1 that the proposed recharge pits will be able to  
2 address and handle and accommodate the runoff in  
3 both the driveways and the building and recharge  
4 into the ground. Also, be noted that we've  
5 reduced the impervious coverage from 18,000, which  
6 is the entire lot, to 12,800. So that's about  
7 5,200-square feet of green space, what's there  
8 now, and about 1,000-square feet less than what  
9 was originally approved last year.

10 Q. And I think we're continuing to ask  
11 for the variance on the setback; the 1-foot. I  
12 believe that had gone to the Sub-Committee of the  
13 Planning Board, and that was a recommendation on  
14 prior applications when we were proposing a  
15 commercial, when we proposed the residential, and  
16 we are continuing that 1-foot setback.

17 A. Right. Exactly. And I don't want  
18 to go too much into detail on that because the  
19 architect is here. But we do have a lot of breaks  
20 in the front of the building, as you can see here,  
21 and it will be explained by the architect.

22 Q. And there's another variance with  
23 regard to the side yard on the parking. I think  
24 in our prior application, there was a 5-foot  
25 requirement, we were proposing 2, and now we've

1 increased it to 3?

2 A. That's right. And in the other  
3 application, that was occurring on both sides of  
4 the property. On this application, it's only  
5 occurring here on the westerly side.

6 Q. So we are creating more green area  
7 --

8 A. Absolutely.

9 Q. -- or recreational area for --

10 A. Recreational and green area, that's  
11 correct.

12 MR. GOODMAN: Questions for the  
13 Board?

14 MR. GOLDSTEIN: Yeah. I had one  
15 question. First of all, I appreciate the  
16 additional green space and the reduction in the  
17 impervious surface. I was just curious on the  
18 fact that that was predesignated as the low-income  
19 apartment. I'm just trying to understand if those  
20 apartments are different.

21 MR. DEC: Right. Again, the  
22 architect can probably go --

23 MR. GOODMAN: We have the architect  
24 here. It may be best directed to the architect.

25 MR. GOLDSTEIN: Sure.

1 CHAIRMAN ASH: Any other questions  
2 from members of the Board?

3 CHIEF DUELKS: Just to confirm, all  
4 your parking is exterior; right? There's nothing  
5 under the building.

6 MR. DEC: There are. The second and  
7 third floors, on the plans, it shows as a dashed  
8 line along the rear of these stalls, so these  
9 stalls here are under the building, under the  
10 second and third floors.

11 CHIEF DUELKS: Any chance in the  
12 architect plans there's going to be exterior  
13 sprinklers underneath these parking spots?

14 MR. DEC: Sprinkler over that?

15 CHIEF DUELKS: Yeah.

16 MR. DEC: Yes.

17 CHIEF DUELKS: Thank you.

18 CHAIRMAN ASH: Anyone else on the  
19 Board?

20 MR. LAPLACE: More a comment than a  
21 question, but I'm very pleased to see the variance  
22 for the front setback. That's very much in  
23 keeping with the way we want North Avenue to  
24 evolve, and thank you for being conscious of that.

25 CHAIRMAN ASH: At this time -- go

1 ahead, Mr. Battaglia.

2 MR. BATTAGLIA: I would just like to  
3 ask that you send over the percolation tests.

4 MR. DEC: I have a copy here.

5 MR. BATTAGLIA: Perfect. That's it.

6 CHAIRMAN ASH: Thank you. Is there  
7 anyone here, members of the public, who has a  
8 question for Mr. Dec regarding his testimony?  
9 Okay.

10 MR. GOODMAN: Mr. Chairman, I'd like  
11 to bring up Craig Peregoy, our traffic expert.  
12 Given the fact that our major change is access,  
13 and the last time I was here, there was a question  
14 about visibility, and I would like him to be able  
15 to testify at this time.

16 CRAIG PEREGOY, having been duly  
17 sworn, was examined and testified as follows:

18 CHAIRMAN ASH: All right. Go ahead.

19 MR. GOODMAN: Accepted as a traffic  
20 expert or do you want his qualifications?

21 CHAIRMAN ASH: Were you here last  
22 time?

23 MR. PEREGOY: I wasn't here for the  
24 last one. I've been here for three different  
25 iterations of this project, but the last one, I

1 was not.

2 CHAIRMAN ASH: Your licenses are all  
3 up to date and current?

4 MR. PEREGOY: Yes. Yes. I testify  
5 as a traffic engineer pretty much every night;  
6 including here.

7 CHAIRMAN ASH: All right. We'll  
8 continue to accept you as a traffic engineer.

9 BY MR. GOODMAN:

10 Q. Mr. Peregoy, you have reviewed the  
11 prior application. You have reviewed the change  
12 which is to, in our opinion, improve the access  
13 and circulation. Would you comment on that?

14 A. Yeah. Absolutely. Obviously,  
15 you've approved the 10 units here so you know that  
16 the traffic impact is very minimal. What we've  
17 done here is make an improvement by consolidating  
18 into one single driveway. In fact, the DOT, who  
19 does have jurisdiction on this road, don't like  
20 separate ingress and egress driveways unless it's  
21 a divided highway. So we would have had to ask  
22 for a waiver for that; now we don't. Taking a  
23 look at the circulation, the access, the  
24 visibility safety; it's will function adequately  
25 and I think it's an improvement as to what we had



1 before coming out from underneath the building.  
2 We have much better visibility looking left and  
3 right. That's really it. There's not much to it.

4 MR. GOODMAN: We brought Craig to  
5 answer the prior question in our last minimal  
6 little session there that was brought up. So if  
7 the Board has any questions for Mr. Peregoy,  
8 please.

9 MS. FREEDMAN: Yes. I have one  
10 question. I know your presentation was tabled  
11 last week but were you here to hear the  
12 presentation of 516-540 North Avenue? Basically  
13 your neighbor.

14 MR. PEREGOY: I was not here, no.

15 MS. FREEDMAN: Are you aware of the  
16 traffic increase from that project?

17 MR. PEREGOY: I don't know the full  
18 scope of the project. I understand -- and  
19 hopefully, we'll see a lot of redevelopment along  
20 North Avenue here. But what I would look at in  
21 this case is how much traffic we're generating  
22 because it's a very small amount. Certainly, not  
23 something that would have any detrimental impact.  
24 And especially considering this used to be  
25 operating as a diner and a restaurant that

1 generated about three times more traffic than  
2 what's proposed here would generate.

3 MS. FREEDMAN: Well, if every  
4 project only looks at their incremental addition  
5 -- I think maybe the Mayor wants to say something.

6 MAYOR BRINDLE: Actually, he's  
7 right. You actually have to look at the traffic  
8 generated by one particular project. And so, the  
9 one thing people have to remember about North  
10 Avenue, it's a state highway. It's a road that's  
11 intended to carry lots of traffic. And so there  
12 isn't one project, whether it's this one or the  
13 other one, that's going to make a material  
14 difference in traffic on the corridor. And as you  
15 know, I live practically across the street from  
16 this project, so I have a very personal, vested  
17 interest in it. But that being said, we have  
18 established a mobility corridor along with four  
19 adjacent mayors, and so we're going to be looking  
20 at North and South Avenue from the Garden State  
21 Parkway to Terrill Road to be able to take a  
22 holistic look. But for the purpose of these  
23 applications, it has to be based upon the specific  
24 traffic generated by this one project.

25 MS. FREEDMAN: Right. But we have

1 this overall multi-town project that would look at  
2 a more holistic --

3 MR. PEREGOY: Yeah. And that's  
4 great. And the DOT also oversees more of the  
5 overall picture of that roadway too.

6 MR. SAMMET: Just in regard to the  
7 affordability requirements: Will the units that  
8 will be affordable be adaptable for those with  
9 disabilities; if necessary?

10 MR. PEREGOY: I assume the architect  
11 will answer that.

12 MR. SAMMET: Okay.

13 CHAIRMAN ASH: Anyone else? Members  
14 of the public? They don't have questions. All  
15 right. Thank you.

16 MR. GOODMAN: I'd like to call our  
17 architect, Avelino Martinez.

18 CHAIRMAN ASH: Good evening.

19 AVELINO MARTINEZ, having been duly  
20 sworn, was examined and testified as follows:

21 MR. GOODMAN: Avelino, you've  
22 testified here before?

23 MR. MARTINEZ: I have testified  
24 before this Board.

25 MR. GOODMAN: Could you give your

1 credentials to the Board?

2 MR. MARTINEZ: Sure. I'm a licensed  
3 architect in the State of New Jersey as well as a  
4 number of other states. I've prepared the  
5 drawings we'll be reviewing this evening. And I  
6 have been accepted before this Board in the past.

7 CHAIRMAN ASH: Does anyone have  
8 questions? We accept his qualifications as an  
9 architect.

10 BY MR. GOODMAN:

11 Q. Avelino, please explain your design  
12 in the proposal here.

13 A. We have two new exhibits. I guess  
14 we should mark those.

15 Q. Yes.

16 A. We have a comparison plan, it's  
17 called a: "Ground Floor Comparison Plan." I'll  
18 mark that exhibit A-1.

19 (Whereupon, Applicant's Exhibit A-1,  
20 GROUND FLOOR COMPARISON PLAN, was marked for  
21 identification.)

22 BY MR. GOODMAN:

23 Q. So this is a new plan that they  
24 don't have; correct?

25 A. That is correct. This is -- the

1 drawing we have here is effectively the  
2 ground-floor plan which is the same as that one  
3 included in the drawings. But what we've done is  
4 added next to it on the right the prior design  
5 that was previously approved. I thought that'd be  
6 good to show a comparison as to what the new  
7 design is. Effectively, the intent here was to  
8 take the building and mirror it in place. So one  
9 of the primary objects was that in the prior  
10 design we had a dwelling unit which was located  
11 right on North Avenue. So in mirroring that  
12 design and placing the dwelling unit on the rear  
13 of the property, it afforded that unit a little  
14 bit more privacy.

15                   Along the street-facing side, we've  
16 included tenant amenities. So we have a lounge,  
17 an exercise room, a foyer, lobby, mail, and  
18 package rooms. And on the exterior elevation --  
19 we'll get to in a minute -- that gives the  
20 building more of a mixed-use character, what we  
21 would expect to see on a major road. And then, as  
22 Mr. Dec indicated, in doing that, we've also  
23 reduced the impervious coverage, and we're able to  
24 cover nine of the parking spaces. Whereas  
25 previously, the drive aisles were covered, but

1 none of the parking spaces actually were.

2 In terms of the number of units, the  
3 distribution of affordable units, the general size  
4 of the units; none of that has changed, it all  
5 remains the same. The three-bedroom unit, which  
6 is the affordable unit on the ground floor, now  
7 has two bathrooms, where previously, it had one.  
8 So we made an effort to improve some of the  
9 building design.

10 Q. Avelino, there was a question on I  
11 guess the parking that's underneath the building,  
12 whether we're going to have outdoor sprinklers?

13 A. Yes. The building will be fully  
14 sprinklered including the covered parking space as  
15 well.

16 Q. With regard to the exterior, the  
17 products that you're going to use for the  
18 appearance of the building, the skin?

19 A. Yes. This one here is an exterior  
20 rendering along North Avenue; which we should mark  
21 as A-2.

22 Q. A-2.

23 (Whereupon, Applicant's Exhibit A-2,  
24 NORTH AVENUE EXTERIOR RENDERING, was marked for  
25 identification.)

1           A.           As you can see, the building design  
2           is very similar to the prior. What we've done is  
3           use the combination of gray colors. It's  
4           prefinished fiber cement panels, brick, and  
5           storefront windows. So the objective here is  
6           really to give it more of a modern look, but using  
7           materials that are low maintenance and high  
8           quality. And we do have a sample board of the  
9           actual materials. And we can mark that Exhibit  
10          A-3.

11                       (Whereupon, Applicant's Exhibit A-3,  
12          EXTERIOR MATERIALS SAMPLE BOARD, was marked for  
13          identification.)

14          A.           On the material board you'll see we  
15          have the prefinished fiber cement panels in three  
16          coordinating colors. So we have a darker gray, a  
17          medium gray, a white, and then a gray brick. The  
18          intent is to use the combination of all those  
19          colors to break up the overall facade through  
20          variation and color of materials.

21          Q.           Avelino, the comment of the planner  
22          with regard to the design standards of this  
23          overlay zone talk about the continuous exterior  
24          wall. So what you've designed is to address that  
25          continuous appearance so it looks like it's broken

1 up?

2 A. Yes, that's correct. Again, the  
3 building footprint hasn't changed from the prior,  
4 so we don't have, I believe, it's 4-foot minimum  
5 projections that are required over a certain  
6 length. So in order to fit within that building  
7 envelope, we don't have projections of that size,  
8 but by using differences in colors and materials,  
9 we seek to meet the same objective.

10 Q. There's also a question, I believe,  
11 by the planner with regard to the elevator bays  
12 and the height at which they extend.

13 A. That's correct. The elevator will  
14 not extend any higher than the parapet, so it  
15 won't be visible at all.

16 MR. GOODMAN: Questions for the  
17 architect?

18 MR. CEBERIO: I know in Don's memo,  
19 there was something about bicycle parking. Just  
20 confirming that at the rear portion of the  
21 property there will be an area for bicycle  
22 parking.

23 MR. MARTINEZ: There will be. I  
24 think in the prior design, it was a separated  
25 element. But there is bicycling parking covered



1 in this case.

2 MS. HARRISON: I'd like to say  
3 something. Five years I've been on this Planning  
4 Board and I've never seen a project that was  
5 approved go back and come back better. And I know  
6 that you did this on your own time, on your own  
7 dime. And I want to say I appreciate it because I  
8 do think planning, traffic, architecture is all so  
9 much better. Thank you.

10 CHAIRMAN ASH: Anyone else? Public?  
11 They're still quiet. Do you have any other  
12 witnesses?

13 MR. GOODMAN: That's all I have,  
14 Mr. Chairman. I hope the Board gives it  
15 consideration.

16 CHAIRMAN ASH: Thank you.

17 MR. SAMMET: Mr. Goodman, do you  
18 know, is your client amenable to conditions as  
19 outlined in what's numbers two and three from my  
20 memo to deal with the affordable?

21 MR. GOODMAN: Yes. The affordable,  
22 per the prior approvals, will continue to be  
23 abided by, by the Applicant.

24 CHAIRMAN ASH: Is there anything  
25 else you needed addressed?

1                   MR. SAMMET: No. I just wanted to  
2 make sure I beefed up those comments a bit. Since  
3 the approval, we've learned even more about  
4 affordable since then; about some specific  
5 recommended conditions of approval that are pretty  
6 standard nowadays for inclusionary projects.

7                   CHAIRMAN ASH: Okay. Thank you.  
8 Members of the Board. Any comments beyond  
9 Ms. Harrison's comments in favor. Go ahead.

10                   MR. LAPLACE: I'd just like to echo  
11 Ms. Harrison's comments. I think the project has  
12 improved, and I'm very excited to see the state  
13 that it's in now. It's a better design and I  
14 think it will function better and it will be a  
15 welcome addition to North Avenue. So I'm in favor  
16 of the application with the variance requested.

17                   MAYOR BRINDLE: Yeah. I would  
18 agree. Thank you. I know it's been a long  
19 process, and I think about when -- I can't even  
20 remember how long ago you guys came with this  
21 first project, it doesn't look anything like what  
22 you're referring to today. And I think you've  
23 adjusted it out of the closet from seven years  
24 prior or something.

25                   MS. HARRISON: It was a long time

1 ago.

2                   MAYOR BRINDLE: It was. And I want  
3 to thank the members of our Site Plan Review  
4 Committee whom I thank for a lot of time and  
5 effort. And, very importantly, thank you for  
6 taking their direction. I also want to say and  
7 thank you in advance, but I'm pulling together  
8 Mr. Needle and the two other developers,  
9 Mr. Redington, and Mr. Adoni on North Avenue to  
10 show them some of the bike and pedestrian plans  
11 that we actually just submitted for the grant  
12 application. But I'm hoping that between us  
13 developers working together with the town, we can  
14 all invest and make sure that North Avenue is the  
15 pedestrian-bike-safe-friendly place we hope it to  
16 be. And I think we certainly have a vested  
17 interest in doing that. And I know everybody  
18 that's investing so much along North Avenue does  
19 too. So I'm thanking you in advance for  
20 participating in that.

21                   CHAIRMAN ASH: All right. With  
22 that, does anyone have a motion to approve?

23                   MS. HARRISON: I'll make a motion to  
24 approve. One thing I would like is just to make  
25 sure that they come in front of the Site Plan

1 Subcommittee prior to actually finishing. Only  
2 because we know that the pandemic has really  
3 messed with supply chains, and you may or may not  
4 be able to get the materials that are on that very  
5 board in two years' time. So I just think that it  
6 would be prudent for you to just pop in, show us  
7 the board again, and continue; if that's allowed.

8 MR. TREMBULAK: Would that be  
9 necessary if there was no change in the materials  
10 presented?

11 MS. HARRISON: No.

12 MR. TREMBULAK: So only if there's a  
13 --

14 MS. HARRISON: Yeah. Only if there  
15 needs to be a change. But I don't want it to be a  
16 negative; I want it to be a positive. You know,  
17 the Site Plan Subcommittee would gladly accept  
18 substitutions because the supply chain really has  
19 messed with so many things that materials aren't  
20 available from the day you specify them.

21 MR. SAMMET: And also, there're  
22 affordability provisions in my memo. Is that part  
23 of your motion as well, Ms. Harrison?

24 MS. HARRISON: I'm sorry, the what?

25 MR. SAMMET: The affordability

1 provisions.

2 MS. HARRISON: Yes, and the  
3 affordability motion.

4 MR. TREMBULAK: In compliance with  
5 the engineer's report?

6 MS. HARRISON: Yes.

7 CHAIRMAN ASH: And with variances  
8 noted in the application.

9 MS. HARRISON: All that.

10 CHAIRMAN ASH: Second to that;  
11 anyone?

12 MR. CEBERIO: I'll second.

13 CHAIRMAN ASH: All right. Thank  
14 you. Roll call, please.

15 MR. SAMMET: Chairman Ash.

16 CHAIRMAN ASH: Yes.

17 MR. SAMMET: Mayor Brindle.

18 MAYOR BRINDLE: Yes.

19 MR. SAMMET: Mr. Ceberio.

20 MR. CEBERIO: Yes.

21 MR. SAMMET: Councilman Dardia.

22 COUNCILMAN DARDIA: Yes.

23 MR. SAMMET: Chief Duelks.

24 CHIEF DUELKS: Yes.

25 MR. SAMMET: Ms. Harrison.

1 MS. HARRISON: Yes.

2 MR. SAMMET: Mr. Goldstein.

3 MR. GOLDSTEIN: Yes.

4 MR. SAMMET: Mr. LaPlace.

5 MR. LAPLACE: Yes.

6 MR. SAMMET: Ms. Carreras.

7 MS. CARRERAS: Yes.

8 MR. SAMMET: And Ms. Freedman.

9 MS. FREEDMAN: Yes.

10 MR. SAMMET: It's approved.

11 MAYOR BRINDLE: Thank you, all.

12 Congratulations.

13 MR. GOODMAN: Thank you.

14 MAYOR BRINDLE: Thank you.

15 CHAIRMAN ASH: Don, before we move  
16 on with the agenda, I believe this is the second  
17 application on the North Avenue corridor where we  
18 requested the applicant come back to us with a  
19 revised plan, a variance, which they've  
20 accommodated to achieve our planning objectives.

21 MR. SAMMET: Yes.

22 CHAIRMAN ASH: So the question to  
23 you, and this was also pointed out by a Member of  
24 the Board in an email, you know; is it appropriate  
25 to reexamine the bulk requirements of the overlay

1 zone?

2 MR. SAMMET: The answer is  
3 absolutely, yes, it is. When we prepared the land  
4 use and circulation element as well, we  
5 acknowledged and recommended that the front-yard  
6 setback in the GB-2 Zone be examined. So now that  
7 we have -- especially now that we have a couple of  
8 applications that have been before the Board and  
9 the Board has asked for those near or to North  
10 Avenue setbacks, it's certainly appropriate to  
11 take a look and it has been since your master plan  
12 was adopted. So it's just a point of getting it  
13 done.

14 CHAIRMAN ASH: Okay. Very good.  
15 Thank you. Now on to other business. We have a  
16 referral of General Ordinance Number 2022-14.  
17 This is an ordinance adopting an amendment to the  
18 Downtown Westfield Scattered Site Redevelopment  
19 Plan.

20 MR. SAMMET: Hello everyone. So I  
21 did forget my notes, so I'm going to wing it a  
22 little bit. In 2020, Westfield adopted the  
23 Downtown Scattered Site Redevelopment Plan which  
24 included within it those properties downtown which  
25 are declared areas in need of redevelopment. The

1 redevelopment plan did not change the development  
2 regulations on those properties except for  
3 requiring that if any residential was to be built  
4 it would be built with affordable units as part of  
5 it. The main reason behind the adoption of that  
6 redevelopment plan was so that the Town could  
7 enter into agreements with potential redevelopers  
8 of those sites.

9                   There are a couple of things going  
10 on. One, most of the properties are municipal  
11 parking lots. Two, some of the properties are the  
12 Lord and Taylor properties. And we wanted to be  
13 sure we had some control over what happened on the  
14 Lord and Taylor property so they didn't redevelop  
15 with something under the underlying zoning that  
16 perhaps we didn't feel was in the best interest of  
17 the community. With that being said, the plan did  
18 not change the zoning on those properties, and it  
19 still does not with this amendment.

20                   This amendment to that existing  
21 plan, I'm describing it as being minor in scope,  
22 but major in impact. What the plan does is  
23 include an additional property located downtown,  
24 which has not been declared an area in need of  
25 redevelopment, but an area in need of



1 rehabilitation. That specific property included  
2 now in the plan is at 74-76 Elm Street. So why  
3 are we including it? We're including it because  
4 it is a centralized location downtown. Many of  
5 you may know it as the old Chico's Store space.  
6 And it is being included in this plan to allow for  
7 its use as what is defined as a preview center.  
8 The Town has been very forthright in wanting to  
9 have a robust public participation process as part  
10 of the redevelopment of its municipal parking lots  
11 and the Lord and Taylor site. Allowing this  
12 property for use as a preview center where people  
13 can come in, discuss potential redevelopment  
14 projects, discuss redevelopment of the downtown  
15 with potential redevelopers or redevelopers is  
16 really the focus of the use of this site.

17 The plan amendment requires that an  
18 agreement be entered into for use of this space as  
19 a preview center and that there be a timeframe  
20 associated with it. We wanted to be sure we  
21 weren't opening up some sort of -- or opening up  
22 the doors for like a development showroom  
23 downtown. We want to maintain the integrity of  
24 the downtown zoning allowing it for continued  
25 retail, service uses, and restaurants on the

1 ground floor. So we're limiting the timeframe of  
2 that, the timeframe to be established in  
3 agreement. So again, it's minor in scope, but  
4 major in impact. It provides a centralized  
5 location where people can come discuss the  
6 redevelopment of downtown; provide their feedback  
7 to the developers in the town as a whole. That's  
8 really it.

9 CHAIRMAN ASH: All right. Thank  
10 you. Does anyone have questions? Go ahead.

11 MS. FREEDMAN: The agreement of the  
12 resolution and paper that you did is silent about  
13 who pays the rent for the visitor's center, but it  
14 does say that half of the gross floor area can be  
15 used for sales. So I really have two questions.  
16 One is: Who would sign the lease? And the other  
17 would be: If it's a group, because there're  
18 families of redeveloped areas, as you mentioned in  
19 your paper, how would that work because you have  
20 five or six redevelopers using the same facility?  
21 How would that work?

22 MR. SAMMET: It would be privately  
23 leased. The Town would not be involved in the  
24 leasing of the space at all. It's likely that it  
25 will be only one redeveloper that is leasing that

1 space, but there's nothing in this plan amendment  
2 that prevents them from joining together with  
3 other redevelopers to discuss projects. All that  
4 as details as far as who would be using this space  
5 would be part of the redevelopment agreement.

6 MS. FREEDMAN: I see. Well, I think  
7 something lower like in the 25 to 30% set aside  
8 for sales would be more appropriate because it has  
9 the aura -- even though it is rented by a private  
10 entity, as you say, it has the aura of a  
11 private/public venture, and it's very unusual to  
12 see leasing going on in space that looks like a  
13 public/private venture. So if it were brought  
14 down to let's say 25% I think that would make it  
15 appear so it wasn't any conflict of interest.

16 MR. SAMMET: Okay. I'm just trying  
17 to wrap my arms around the "conflict of interest."

18 MAYOR BRINDLE: Yeah. I don't  
19 understand either.

20 MS. FREEDMAN: It appears on the  
21 surface to be a general information collection to  
22 tell the public about all these different  
23 locations that are being redevelopment because, in  
24 the paper, it talks about the train station and  
25 the Rialto Theater. So you have the potential for

1 several different geographic areas to be developed  
2 but yet, it's a sales center at the same time. So  
3 it just seemed a little off that it would be sort  
4 of a general information presentation for the  
5 whole town but yet, half of this space could be  
6 used for sales.

7 MR. SAMMET: For not like the  
8 entirety of the Town of Westfield, but the  
9 downtown redevelopment projects that could be  
10 taking place involving those properties where a  
11 redevelopment agreement is entered into with the  
12 Town.

13 MS. FREEDMAN: Right. But it does  
14 talk about sales.

15 MR. SAMMET: Yes.

16 MS. FREEDMAN: So it seemed to be a  
17 little off, a little unusual.

18 MR. SAMMET: Yeah. I mean it's not  
19 like a town information center. It obviously  
20 serves the redevelopment purposes of the Town  
21 because it helps the Town with its, as I called  
22 the "robust public participation process." But  
23 it's not limited to -- it's not a town-run  
24 facility.

25 MS. FREEDMAN: Right. Right.

1                   MAYOR BRINDLE: I'm still not  
2 grasping the concern either. This should be an  
3 amazing opportunity for the Town to engage the  
4 public in its redevelopment efforts. It's not  
5 intended to be sales. Are you thinking that  
6 they're going to be leasing things?

7                   MS. FREEDMAN: Well, it does say  
8 that 50% can be used for sales and leasing. So  
9 that's why I was suggesting maybe 25% would be  
10 more appropriate. What were you going to say,  
11 Mike?

12                  MR. LAPLACE: Oh, no. I was just  
13 waiting to comment.

14                  CHAIRMAN ASH: What is the intent of  
15 having that kind of retail space set aside? What  
16 are they actually selling?

17                  MR. SAMMET: For the leasing space?

18                  CHAIRMAN ASH: Yeah.

19                  MR. SAMMET: It was part of the  
20 discussions with the redeveloper. And I can also  
21 say part of my experience I've run into where I've  
22 worked with these types of facilities in the past,  
23 and the redevelopers are also looking for space  
24 where they can showcase available leasing  
25 opportunities they have, available units --

1 residential units that may be available, and they  
2 look for a space to sit with private entities and  
3 discuss leasing out their, what could be,  
4 redeveloped spaces in the future.

5 CHAIRMAN ASH: So I guess the intent  
6 here would be, you know, it's really just kind of  
7 office space? I mean we're talking about a desk,  
8 a conference table?

9 MR. SAMMET: For the leasing and  
10 sales portion which is limited to a certain  
11 percentage of the floor area. But the other parts  
12 of the floor area have to be that open preview  
13 center use, if you will; models, displays, places  
14 where people can discuss the redevelopment  
15 project, come in and present their thoughts on it.  
16 Again, public participation.

17 MAYOR BRINDLE: This redeveloper has  
18 done this in a lot of other places. It's a major  
19 driver of foot traffic downtown; like thousands of  
20 people. And it is intended to be very  
21 interactive; not like a sit-down office. If  
22 you're imagining sitting down and going to like a  
23 leasing office; it's not like that at all. It's  
24 like very interactive with virtual displays,  
25 things that you can touch and feel and see and

1 models and the whole bit to give people context  
2 for exactly what's being proposed.

3 MR. SAMMET: It's not just a sales  
4 office.

5 MS. FREEDMAN: I've just never seen  
6 anything like this. I've never seen what is being  
7 described. Like what other towns do they have it?

8 MAYOR BRINDLE: In many of the towns  
9 where they've developed. It's a very expensive  
10 venture.

11 MS. HARRISON: Hoboken. New York  
12 City.

13 MAYOR BRINDLE: Yeah. So it's not  
14 -- if you're imagining an office space, it's not.  
15 It's a very interactive experiential kind of thing  
16 where it's really meant to engage and inform the  
17 public. And it will be, from what I understand,  
18 the intention is that it will be staffed all the  
19 time with like ambassadors and employees for  
20 people, for the public to just walk in and ask  
21 questions. Groups can come through and ask  
22 questions and see and that kind of thing. It's  
23 not at all, from what I understand, remotely like  
24 office space.

25 CHAIRMAN ASH: And the point was to

1 limit that --

2 MR. SAMMET: Correct.

3 CHAIRMAN ASH: -- feel so that it  
4 didn't seem like it was just another office in a  
5 downtown storefront in a prominent location.

6 MR. SAMMET: Absolutely.

7 MAYOR BRINDLE: And just to comment;  
8 an option was this could have gone in the Lord and  
9 Taylor space. But the idea was it felt it was  
10 much better-suited downtown because it does drive  
11 a lot of foot traffic. And the primary intention  
12 of a lot of the redevelopment is for the benefit  
13 of our downtown. So it seemed appropriate that  
14 this type of thing would be in the downtown. And  
15 to Don's point, what you didn't want to do is set  
16 a precedent that suddenly these things were just  
17 going to be a common use that was allowed as a  
18 right going forward. So hence, that's why it's  
19 put in the redevelopment group. Does that make  
20 sense?

21 MS. FREEDMAN: Well, that makes  
22 sense. Yeah. You know it just seemed like  
23 something different.

24 MAYOR BRINDLE: Yes.

25 MS. FREEDMAN: But, yeah. Yeah.



1 MS. HARRISON: Should we change the  
2 language very slightly so that we say an office is  
3 -- he's been waiting.

4 MR. LAPLACE: Well, I was going to  
5 say I mean if this is what the developers, our  
6 Streetworks partner, the Town's partner, is saying  
7 they need, I'm a little uneasy about changing it  
8 to a different percentage that we have. We're  
9 just guessing it feels like it should be smaller  
10 or something. I would sort of trust what they're  
11 saying they need. I wanted to go back to  
12 precedent. I mean during our holiday celebrations  
13 in the winter, we have a visitor's center in an  
14 empty storefront. So I think that's a local  
15 precedent that we do right now where we welcome  
16 people, we give them information, we talk about  
17 promotional activities, and we sell items too;  
18 Westfield items. So I think there's already a  
19 precedent downtown. I like this idea. I'd have  
20 everyone keep in mind that it's a temporary use.  
21 It's not a permanent use, so that can be treated  
22 differently. Also, I see this as sort of a  
23 pop-up.

24 MAYOR BRINDLE: Yeah, it is. It's  
25 like a pop-up.

1                   MR. LAPLACE:  And with the number of  
2                   vacancies that all the downtowns are having right  
3                   now, pop-up opportunities are a good way to  
4                   enliven our streetscape.  So I also think,  
5                   finally, I was going to say our redevelopment plan  
6                   for the downtown, the scattered-site, is very  
7                   ambitious.  It's kind of hard to get your head  
8                   around because it's all these multiple sites, and  
9                   they all are different and they all have their own  
10                  character, but they all have to sort of work  
11                  together as well.  Like what's the cumulative  
12                  effect.  I think that's why something like this, a  
13                  base of operation where you can come in, have it  
14                  explained to you, get information and talk to  
15                  somebody might be really helpful.  It's almost  
16                  necessary for this kind of scattered-site  
17                  redevelopment effort that we're doing here in  
18                  Westfield, which I think is terrific, but you know  
19                  it might need a higher -- just another level of  
20                  explanation, communication, guidance.  That sort  
21                  of thing.

22                   MAYOR BRINDLE:  I think visuals too  
23                   because I think you need to see how the whole  
24                   thing works together as opposed to individually.  
25                   And I think, hence, they needed a space big enough

1 to be able to do that appropriately.

2 MS. HARRISON: May I ask how many  
3 square feet the Chico's space that they're taking  
4 is?

5 MR. SAMMET: I don't even know.

6 MS. HARRISON: It's big though;  
7 right?

8 MR. SAMMET: It's quite large, yeah.

9 MR. GOLDSTEIN: It's a shame we  
10 can't include the Children's Place somehow.

11 MS. HARRISON: To put them in there?

12 MAYOR BRINDLE: We're not going to  
13 say a word.

14 CHAIRMAN ASH: Does that address  
15 your questions?

16 MS. HARRISON: It's not 50% of it is  
17 just desks lined up.

18 MAYOR BRINDLE: No.

19 CHAIRMAN ASH: And it's our  
20 limitation on their ability to just --

21 MR. SAMMET: Right.

22 MAYOR BRINDLE: I think they might  
23 have for staff that are going to be there all day,  
24 I think in the back, there might be two small  
25 offices or something in the back for people who

1 are going to be there. But I think it will look  
2 very -- from what I understand -- it will look  
3 very activated from the front.

4 MR. SAMMET: And there's a reason  
5 why we put as a provision what is required in a  
6 redevelopment agreement conceptual floor plans  
7 showing use of the space.

8 MS. HARRISON: Okay.

9 MR. SAMMET: So we don't wind up  
10 with a row of desks along --

11 MS. HARRISON: So we'll see the  
12 floor plan before?

13 MAYOR BRINDLE: Oh, yeah.  
14 Absolutely.

15 MR. SAMMET: And perhaps,  
16 Ms. Freedman, that addresses your concerns as  
17 well. It's not like a real estate office or an  
18 office space. It's more of an interactive  
19 educational center kind of thing.

20 MAYOR BRINDLE: And I think it will  
21 be great for all the businesses especially those  
22 just coming to town; I think it's going to draw.  
23 And they can host -- it's a place where they can  
24 host events in groups that want to come through  
25 and meet and talk and learn and so forth. And I

1 think that's the intent that they'll be bringing  
2 people through it all the time.

3 MR. LAPLACE: My understanding is  
4 they wanted a storefront, which, at first, I was a  
5 little concerned about. But they want a  
6 storefront to draw people in off the sidewalk.  
7 It's all about visibility.

8 MAYOR BRINDLE: That's exactly  
9 right. And the thing is that oftentimes, you will  
10 get the groups that will make the appointment, but  
11 there are some people that are just busy and they  
12 won't make the effort. And those are the people;  
13 they wanted to be street front so they can capture  
14 the people that might not make the effort just to  
15 make sure that they can maximize the community  
16 input.

17 CHAIRMAN ASH: We need a motion  
18 finding that the ordinance and redevelopment plan  
19 is not inconsistent with the master plan.

20 MR. CEBERIO: I'm may that motion.

21 CHAIRMAN ASH: I'll second. Roll  
22 call.

23 MR. SAMMET: Chairman Ash.

24 CHAIRMAN ASH: Yes.

25 MR. SAMMET: Mayor Brindle.

1 MAYOR BRINDLE: Yes.

2 MR. SAMMET: Mr. Ceberio.

3 MR. CEBERIO: Yes.

4 MR. SAMMET: Councilman Dardia.

5 COUNCILMAN DARDIA: Yes.

6 MR. SAMMET: Chief Duelks.

7 CHIEF DUELKS: Yes.

8 MR. SAMMET: Ms. Harrison.

9 MS. HARRISON: Yes.

10 MR. SAMMET: Mr. Goldstein.

11 MR. GOLDSTEIN: Yes.

12 MR. SAMMET: Mr. LaPlace.

13 MR. LAPLACE: Yes.

14 MR. SAMMET: Ms. Carreras.

15 MS. CARRERAS: Yes.

16 MR. SAMMET: And Ms. Freedman.

17 MS. FREEDMAN: Yes.

18 MR. SAMMET: Thank you.

19 CHAIRMAN ASH: Thank you. And that  
20 concludes our business this evening. All right.  
21 Motion to adjourn.

22 MS. HARRISON: I'll motion.

23 MR. CEBERIO: Second.

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(The meeting was adjourned at  
8:28 p.m.)

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