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TOWN OF WESTFIELD

PLANNING BOARD

IN RE  
PUBLIC HEARING

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TRANSCRIPT OF PROCEEDINGS  
Monday, July 6, 2022

Municipal Building  
425 East Broad Street  
Westfield, New Jersey  
Commencing at 8:00 p.m.

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B E F O R E:

MICHAEL ASH, CHAIRMAN

MICHAEL LAPLACE, VICE-CHAIRMAN

MAYOR SHELLEY BRINDLE, MAYOR DESIGNEE

COUNCILMAN MICHAEL DARDIA, COUNCIL LIAISON

ANASTASIA HARRISON, MEMBER

ROSS GOLDSTEIN, MEMBER

ASIMA JANSVELD, MEMBER

MICHAEL DUELKS, FIRE DEPARTMENT CHIEF

ALEXANDRA CARRERAS, FIRST ALTERNATE

ANN FREEDMAN, SECOND ALTERNATE

DON SAMMET, TOWN PLANNER/BOARD SECRETARY

A B S E N T:

MATTHEW CEBERIO, MEMBER

DAVID BATTAGLIA, TOWN ENGINEER

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

ASHENFELTER, TREMBULAK, MCDONOUGH, GOLIA &  
TREVENEN, LLP

BY: ALAN TREMBULAK, ESQ.  
Attorney for the BOARD

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I N D E X  
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STATEMENT BY THE CHAIRMAN	6
ROLL CALL	5
APPROVAL OF MINUTES JUNE 6, 2022	6
ADOPTION OF RESOLUTIONS	
PB 22-6 330 SPRINGFIELD AVENUE	7
PB 22-8 240 ORCHARD STREET	8
PB 22-7 1133 BOYNTON AVENUE	9

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

WITHDRAWN

NONE

PENDING

PB 22-9  
415-427 SOUTH AVENUE WEST  
*\*DEEMED INCOMPLETE 6/10/22 - AWAITING RESUBMISSION*

- - -

PB 22-10  
450 SPRINGFIELD AVENUE  
*\*DEEMED INCOMPLETE 6/28/22 - AWAITING RESUBMISSION*

- - -

PB 22-11  
201 AND 215 PROSPECT STREET; 112 FERRIS PLACE  
*\*DEEMED INCOMPLETE 6/17/22 - RESUBMISSION RECEIVED  
6/24/22 AND DEEMED COMPLETE ON 6/27/22*

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CARRIED

NONE

NEW APPEALS

NONE

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P R O C E E D I N G S  
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CHAIRMAN ASH: Good evening.

Welcome, everyone to the regular meeting of the Westfield Planning Board on July 6, 2022. Roll call, please.

MR. SAMMET: Sure. Chairman Ash.

CHAIRMAN ASH: Here.

MR. SAMMET: Mayor Brindle.

MAYOR BRINDLE: Here.

MR. SAMMET: Mr. Ceberio is absent this evening. Councilman Dardia.

COUNCILMAN DARDIA: Here.

MR. SAMMET: Chief Duelks.

CHIEF DUELKS: Here.

MR. SAMMET: Ms. Harrison.

MS. HARRISON: Here.

MR. SAMMET: Mr. Goldstein.

MR. GOLDSTEIN: Here.

MR. SAMMET: Ms. Jansveld.

MS. JANSVELD: Here.

MR. SAMMET: Mr. LaPlace.

MR. LAPLACE: Here.

MR. SAMMET: Ms. Carreras.

1 MS. CARRERAS: Here.

2 MR. SAMMET: And Ms. Freedman.

3 MS. FREEDMAN: Here.

4 MR. SAMMET: Thank you.

5 CHAIRMAN ASH: Thank you, Don. We  
6 have minutes from our June 6, 2022, meeting. But  
7 before we get to that, I should say this meeting  
8 has been advertised in compliance with the Open  
9 Public Meetings Act with notice published in the  
10 town papers of record and posted in town hall and  
11 on our website.

12 So the minutes of June 6, 2022, our  
13 verbatim record in a transcript. Can I have a  
14 motion to approve, please?

15 MS. JANSVELD: Moved.

16 CHIEF DUELKS: I'll make a motion.

17 CHAIRMAN ASH: First, second?

18 MR. SAMMET: Ms. Jansveld, seconded  
19 by Chief Duelks.

20 CHAIRMAN ASH: Thank you. All those  
21 in favor; aye.

22 BOARD MEMBERS: Aye.

23 CHAIRMAN ASH: Any opposed? And  
24 Michael LaPlace abstains.

25 MR. SAMMET: Mr. LaPlace was absent.

1                   CHAIRMAN ASH: We have resolutions  
2                   from our appeals last month. The first is  
3                   PB 22-6, AVC Holdings II LLC, 330 Springfield  
4                   Avenue, Block: 390, Lot: 34.

5                   Can I have a motion to approve the  
6                   resolution?

7                   MAYOR BRINDLE: So moved.

8                   CHAIRMAN ASH: Second.

9                   MR. DARDIA: Second.

10                  CHAIRMAN ASH: Thank you. Any  
11                  questions or comments? All right. Roll call,  
12                  please.

13                  MR. SAMMET: Chairman Ash.

14                  CHAIRMAN ASH: Yes.

15                  MR. SAMMET: Mayor Brindle.

16                  MAYOR BRINDLE: Yes.

17                  MR. SAMMET: Councilman Dardia.

18                  COUNCILMAN DARDIA: Yes.

19                  MR. SAMMET: Chief Duelks.

20                  CHIEF DUELKS: Yes.

21                  MR. SAMMET: Ms. Harrison.

22                  MS. HARRISON: Yes.

23                  MR. SAMMET: Mr. Goldstein.

24                  MR. GOLDSTEIN: Yes.

25                  MR. SAMMET: Ms. Jansveld.

1 MS. JANSVELD: Yes.

2 MR. SAMMET: Ms. Carreras.

3 MS. CARRERAS: Yes.

4 MR. SAMMET: And Ms. Freedman.

5 MS. FREEDMAN: Yes.

6 CHAIRMAN ASH: Our next resolution,  
7 PB 22-8, Charles Pijanowski, 240 Orchard Street,  
8 Block: 2405, Lot: 7.

9 Can I have a motion to approve,  
10 please?

11 MS. HARRISON: I'll approve.

12 CHAIRMAN ASH: And a second?

13 MS. FREEDMAN: Second.

14 CHAIRMAN ASH: Thank you. Any  
15 questions or comments? All right. Roll call,  
16 please.

17 MR. SAMMET: Chairman Ash.

18 CHAIRMAN ASH: Yes.

19 MR. SAMMET: Mayor Brindle.

20 MAYOR BRINDLE: 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: Ms. Jansveld.

5 MS. JANSVELD: Yes.

6 MR. SAMMET: Ms. Carreras.

7 MS. CARRERAS: Yes.

8 MR. SAMMET: And Ms. Freedman.

9 MS. FREEDMAN: Yes.

10 CHAIRMAN ASH: Thank you. One more;

11 PB 22-7, Westfield Senior Citizens Housing Corp

12 and Westfield Senior Citizens, 1133 Boynton

13 Avenue, Block: 4901, Lot: 30.

14 Motion to approve, please.

15 MAYOR BRINDLE: So moved.

16 CHAIRMAN ASH: Second?

17 COUNCILMAN DARDIA: Second.

18 CHAIRMAN ASH: Any questions or

19 comments? All right.

20 MR. SAMMET: Chairman Ash.

21 CHAIRMAN ASH: Yes.

22 MR. SAMMET: Mayor Brindle.

23 MAYOR BRINDLE: Yes.

24 MR. SAMMET: Councilman Dardia.

25 COUNCILMAN DARDIA: Yes.

1 MR. SAMMET: Chief Duelks.

2 CHIEF DUELKS: Yes.

3 MR. SAMMET: Ms. Harrison.

4 MS. HARRISON: Yes.

5 MR. SAMMET: Mr. Goldstein.

6 MR. GOLDSTEIN: Yes.

7 MR. SAMMET: Ms. Jansveld.

8 MS. JANSVELD: Yes.

9 MR. SAMMET: Ms. Carreras.

10 MS. CARRERAS: Yes.

11 MR. SAMMET: And Ms. Freedman.

12 MS. FREEDMAN: Yes.

13 MR. SAMMET: Thank you.

14 CHAIRMAN ASH: All right. There are  
15 no new appeals to hear this evening. We have no  
16 identified other business unless anyone has  
17 something to bring to the Board.

18 MR. TREMBULAK: Executive session.

19 CHAIRMAN ASH: We have an executive  
20 session. We will have a long night on August 1st  
21 where we will be hearing the Sophia application.  
22 We just had our Site Plan Review Committee meeting  
23 and provided some constructive comments. So with  
24 nothing else, we'll need a motion to go into  
25 executive session.

1                   MAYOR BRINDLE:    So moved.

2                   CHAIRMAN ASH:    Second?

3                   MS. CARRERAS:    Second.

4                   MR. TREMBULAK:   I just suggest that  
5                   the motion also provide that upon conclusion of  
6                   the executive sessions this meeting be adjourned  
7                   so you don't have to go out of executive session  
8                   just to adjourn the formal meeting.

9                   CHAIRMAN ASH:    And with that  
10                  friendly amendment, all those in favor.

11                  BOARD MEMBERS:    Aye.

12                  CHAIRMAN ASH:    Any opposed?

13                  Abstentions?

14                  (Whereupon, the regular meeting was  
15                  adjourned at 8:06 p.m., and, moves  
16                  into an Executive Session.)

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