

**Town of Westfield
Planning Board
MINUTES
August 2, 2021**

The Westfield Planning Board met on August 2, 2021, at 7:30 pm in the Council Chambers in the Westfield Municipal Building, 425 East Broad Street, Westfield, NJ.

In compliance with Chapter 231 P.C. OPEN PUBLIC MEETINGS ACT in the State of New Jersey, adequate notice of this meeting was provided to all members of the Planning Board and the newspapers that have been designated to receive notice, the Star Ledger and the Westfield Leader.

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 Brindle, Matthew Ceberio, Alexandra Carreras, Councilwoman Habgood, Anastasia Harrison, Ann Freedman, Ross Goldstein, Michael La Place, Anthony Tiller.

ABSENT: Asima Jansveld

ALSO PRESENT: Donald Sammet, Town Planner, Alan Trembulak, Esq., Board Attorney, Kristine Burd, Board Secretary

ADOPTION OF MINUTES:

Chairman Ash called for a motion to adopt the minutes of the July 7, 2021.

Mr. La Place made a motion, seconded by Mr. Ceberio. All Board members were in favor.

Motion carried.

ADOPTION OF RESOLUTION:

PB 21-06 Prospect Street Ventures, LLC 133 Prospect Street, Block 2506, Lot 5

Applicant sought site plan approval to convert existing third floor office space into a single residential dwelling unit. Variances were requested from Section 11.25E3.a, 12.03B3, 17.05C, 17.02C of the Land Use Ordinance. Ordinance requires a minimum rear yard setback of 35'. Proposed is 27' 10'. Ordinance requires a 31' rear yard setback for the fire escape and 23' is proposed. Ordinance requires a minimum 24' wide access aisle in the parking area and 15' 8" is proposed. Ordinance requires a minimum of 15 parking spaces and 4 parking spaces are proposed.

Mr. Trembulak summarized the change in the wording of the resolution. Chairman Ash asked the Board if they had any comments or questions. None.

Chairman Ash called for a motion to adopt the Resolution for the Prospect Street Ventures, LLC. Councilwoman Habgood made a motion, seconded by Mr. Ceberio seconded.

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

Motion carried.

NEW APPEALS:

No new appeals were heard.

OTHER BUSINESS:

Extension of Time

Conclusion of Second Extension of Statutory Protective Period Application No. PB-12-20
Resolution Memorialized February 11,2014
The Stop & Shop Supermarket Company, LLC
Block 2505, Lots 4,5,6 & 7,195,203,219 & 233 Elm Street

Mr. Trembulak reviewed the correspondence received July 6, 2021 from Gibbons P.C. The correspondence outlined an opinion that the extensions of the protection from changes in zoning requirements and other rights conferred by final approval, which have been granted to date, will conclude on December 4, 2022. Both Mr. Trembulak and Mr. Sammet agreed with that opinion.

Chairman Ash asked for a motion to confirm the December 4, 2022 expiration of approved date. Ms. Harrison made a motion, seconded by Mr. Tiller. All in favor. A letter stating this confirmation of the December 4, 2022 expiration of approval will be sent to Stop & Shop.

Summary of Zoning Standards Table

Mr. Sammet described the zoning chart that he is working on as per the Board member's request. He will continue to work on this chart. Ms. Harrison was very pleased as well as Mayor Brindle, Mr. Ceberio and other Board members.

Chairman Ash asked if there were no other questions or comments from the Board. He would like a motion to adjourn this meeting. A motion was made by Mayor Brindle, seconded by Councilwoman Habgood. The meeting was adjourned at 7:56 pm

Respectfully Submitted,
Kristine Burd
Planning Board Administrative Secretary