

Westfield Township Board of Trustees

Public Hearing Continuation
Section 308 East Greenwich Road Overlay District
Text and Map Amendment
December 18, 2017

Trustee Schmidt called the continuation from November 20, 2017 & December 4, 2017 Public Hearing meeting to order at 6:00 PM. Roll call: Thombs – aye, Likley – aye, Schmidt – aye,

A continuation of the review of Westfield Township Zoning Commission recommended text amendments to Section 308 East Greenwich Overlay District.

A copy of the draft & Trustee edits is included with the minutes at the Township Hall for public review.

Mark Majewski was contacted and commented on the following:

- Section 308 E.3.b.1.C – ok to add But should move Distribution to conditional
- Mr. Majewski supported the "Use" moves from permitted to conditional and the conditional 2.B to permitted uses.
- Section 308 E.3.b.B.6 – Majewski to explain significance of 25% of area is to differentiate from retail options
- Section 308 E.3.b.B.7.a. – strike "painted" from the screening options thru text.
- Section 308 E.3.F.2.b.1 – will add language for consistency

The following edits were discussed during the public meeting including input by Zoning Inspector Sims:

- Section 308 E.3.b.E.2.b.1 – review to be added
- Section 308 E.3.b.E.3.b – additional language
- Section 308 E.3.b.E.3.b.1 – “chapter” replaced with Article section
- Section 308 E.3.b.E.3.b.2.b – add “to the satisfaction of the Zoning Commission”
- Section 308 E.3.b.E.3.b.2.f – add direction narrative
- Section 308 E.3.b.E.3.b.2.g – add language for performance guarantee trigger
- Section 308 E.3.b.E.3.e – consult with Majewski regarding options relating to performance parameters & percentages bonds ensuring clarity and guidance for all parties
- Section 308 E.3.b.E.5.a – once the process is initiated completion target should be established under E.3.b.2.g
- Section 308 E.3.b.E.5.c – Majewski to identify additional information needed if revocation or legal proceedings become necessary
- Section 308 E.3.b.E.6.a – format of proposed changes & additional language needed
- Section 308 E.3.b.E.6.b – additional language needed & structure for reviewing of a proposed minor change
- Section 308 E.3.b.E.6.c.5 – additional language to address changes to documented site plan
- Section 308 E.3.b.E.6.e – “Chapter” changed to Article and section for consistency

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- Section 308 E.3.b.E.8 – would expansion area require common ownership? Example the neighboring property was not available at the time of the original plan & does not have enough acreage for a stand-alone development.
- Section 807 – add PRD to Article VIII.807.2
- Section 303.B.1 – additional language referring to East Greenwich Overlay District
- Article XI – common space definition added

Trustee Likley will contact Mark Majewski during this week to review the items above needing Majewski's input.

Comments from the Floor

- N/A

Announcements:

- January 15, 2018 – Public Hearing Continuation @ 6:00 PM to review final edited document

Trustee Thombs suggested bringing Trustee Elect Horner up to date on the Text Amendment prior to the final review on January 15, 2018.

Trustee Schmidt commended Mark Majewski, the Zoning Commission and Trustee Likley on all of their work to complete the Text Amendment.


A clean and complete edited copy will be provided at the next meeting.

Likley makes a motion for a continuation of the Public Hearing regarding the East Greenwich Road Overlay Text Amendment on January 15, 2018 at 6:00 PM; Schmidt seconded. Roll Call – Schmidt – aye, Likley -aye, Thombs -aye. The motion passes.


Respectfully submitted by:

Michelle English

Date approved: 1-2-18



Trustee Michael Schmidt, Chair



Trustee James Likley

N/A

Trustee William Thombs