

Westfield Township Zoning Commission

Regular Meeting
November 16, 2016

Chairman Doty called the meeting to order at 6:35 PM. Roll call: Haumesser- aye, Rumburg- aye, Doty- aye, Miller- aye, O'Neil- aye. Alternative Trustee Likley, Alternate Thur and ZI Sims were also in attendance.

Minutes to be approved

Miller makes a motion to approve the September 21, 2016 as submitted; seconded by Haumesser. Roll call: Miller- aye, Haumesser- aye, Rumburg- aye, Doty- aye, O'Neil- aye. The motion passes.

Mark Majewski provided the Board text language to address the East Greenwich Overlay for PRD (Planned Residential District or OIPD (Office Industrial Planned Development)). RR can request to create a PRD or an OIPD in the LC or LIPC.

Mark Majewski summarized his plan and walked the Board through each section (attached to meeting minutes as exhibit B).

PD and PRD (newly proposed language) will include a higher density. The language is more extensive for the PRD and there is a minimum acreage requirement for continuity and to create quality open space.

Page 4 discusses: single family detached; cluster detached; attached single family (townhouses); the language and definitions must be discussed by the Board; i.e. cluster.

Page 5- How to determine the density (multiply by 6 after the subtraction of right of way and multiplied by acreage). The logistics will be discussed and decided by the Board

Majewski provided Maps to the Board to show sizes of the lots (10-20 acres) and the densities on these maps. This was to provide a scale for the members to analyze density sizes.

Page 7- Industrial Park- (20 acres) or an Office Park (10 acres). Concerns: Potential for pollution to the watershed; Traffic Impact/ volume and timing; outside storage; or other problems.

Types of uses for PRD: (densities)

Single family detached homes with a minimum 10,000 sq. feet (1/4 acre) which would be approximately 32 units.

Mixed density (townhouses, condos and clusters) was discussed.

Next meeting is: December 14, 2016 and January 18, 2016 (Organizational Meeting and regular meeting) at 6:30 PM.

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ZI Sims' concerns: Page 5- Rear offset (40 foot) would be hard to inforce whereas our current zoning is 20 foot. Page 6 (Section: 606) 70 foot but the current zoning is 100 foot. Height (not exceed 9 foot but ZI feels it should be 15 foot). Board members will discuss height of sheds. Minimal dwelling floor area is currently 1400 square feet with basement and 1600 square feet without a basement.

Current subdivision- clarification of the language will be addressed.

Property Owners and their request for increased density but would not wish to pay for sewer expansion.

Haumesser makes a motion to adjourn at 8:25; seconded by Miller. All said aye.

Respectfully submitted by:

Cheryl Porter, Zoning Secretary

Date Approved: January 18, 2017

Joseph Doty, Chair

John Miller, Vice-Chair

Debbie Haumesser, ZC Board Member

Carol Rumburg, ZC Board Member

Rory O'Neil, ZC Board Member

Andrew Thur, ZC Board Member

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