

# Westfield Township Board of Zoning Commission

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Regular Meeting

August 15, 2017

Attending: Doty- aye,, Rumburg- aye,, O'Neil- aye, Franz- aye (alternate)

Also attending: Mark Majewski and Trustee Schmidt

Absent: Miller, Haumesser

Changes that will be made:

- Map updated; add dotted lines showing the area (according to MCPC) and include description for clarification.
- Need for road right of way (area 60 feet minimum) and encouraging private roads.
- Overlay District development is a permitted use.
- 20% of open space is low according to MCPC and Board is fine with 20%; discussion revolved around water and sewer systems will dictate the density of the development.
- Pathways for bicycles and pedestrians shall be incorporated/ connecting all open spaces. Sidewalks shall be on all new streets (public and private).
- Height is 10 feet for detached garages and/or accessory buildings will remain; disregarding MCPC recommendation. Intense discussion by Board.
- Outdoor displays will be determined with the Site Plan and will be approved at the time of review.
- Natural Hazards Overlay District overlaps with land north of Greenwich Road and limits the developing of this area. The Board discussed this and decided it does not pose a problem.
- Building elevations- Residential and OIPD and IPD will be proposed in the same area and is not addressed in this document. This will be decided at the time of the Site Plan review. These options are in the Residential District.
- Preliminary development plan (24 months) with 6 month extension; does not match up with the county expectations. Board decided to keep the time consistent with the county; 24 months with 3 (1 year extensions) may be authorized by the ZC for good reason.
- Construction shall proceed/commence within a designated period of time per ZC approval.
- Parking spaces shall not be less than in the zoning code as per the MCPC suggestions.
- Site Plan review is applicable to Greenwich Road Overlay District.

Current Comprehensive Plan (pages 39-41)- reviewed by the Board; reasonable use of the property. Traffic Impact Studies has not been addressed (as requested by the steering committee and Trustees). The ZC Board added; Traffic Impact Study may be required at the time of the Site Plan Review.

***Public Hearing will be held on Thursday, August 31st at 6:30 PM.***

***Doty makes a motion to hold a Public Hearing on Thursday, August 31st at 6:30 PM; Section 308 East Greenwich Road Overlay District Text Amendment and Map Amendment; seconded by Franz. Roll Call: Franz- aye, Rumburg- aye, O'Neil- aye, Doty- aye. The motion passes.***

***Doty makes a motion to adjourn at 8:12 PM; seconded by Rumburg. All said aye.***

Date Approved: 9-20-17

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Respectfully submitted by:  
Cheryl Porter, Zoning Secretary

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Joseph Doty, ZC Chairman

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John Miller, ZC Vice-Chair

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Debbie Haumesser, ZC Board Member

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Carol Rumburg, ZC Board Member

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Rory O 'Neil, ZC Board Member

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Jack Franz, ZC Board Member