

Westfield Township Board of Trustees

Public Hearing
November 20, 2017

Trustee Schmidt called the Public Hearing meeting to order at 6:45 PM. Roll call: Schmidt – aye, Likley – aye, Thombs – aye.

Review of Westfield Township Zoning Commission recommended text amendments to Section 308 East Greenwich Overlay District.

Joe Doty, Chairman of the Zoning Commission stated the presented changes were a result of work done between March, 2016 through October, 2017. This work was based on the Westfield Township Comprehensive plan of 2014.

Mark Majewski, North Star Planning, was the consultant used which included 5-6 drafts, 75 hours of work and attending 2 Public Hearings.

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

The following edits were discussed during the public meeting:

- Section 308 A – A discussion regarding the term “East Greenwich” it is recommended to strike East from the terms as Greenwich Road is not separated between East & West.
- Section 308 C – the map used is outdated, it is recommended to use the updated maps and include the Natural Hazard boundaries map.
- Section 308 D 2,b.3 – Review and discussion regarding adding language from other planned residential developments, keeping language consistent.
- Section 308 D 2 c – additional language
- Section 308 D 3 a – strike East
- Section 308 D 3 a 2 a – Strike east add compliance language
- Section 308 D 3 a 3 – add language consistent with 4.c.1.
- Section 308 D.3.b.1 – Identify information to be added from Article XI
- Section 308 D.3.b.2 – Need to provide examples of accessory structures
- Section 308 D.3.b.2 – Define Open Space
- Section 308 D.3.b.2 – A discussion regarding the term contiguous properties.
- Section 308 D.3.b.2 – Review existing language Article VI.606.25.SE
- Section 308 D.3.c.2 – Discussion relating to on-site private sanitary sewer, similar to Cloverleaf Schools.
- Section 308 D.4.a – Suggestion to format in a chart.
- Section 308 D.4.c.1 – Is it feasible to strike water in both sections with & without sanitary sewers, add a definition to cluster homes & numbers permitted.
 - Last comment contradicts charted setbacks, clarification needed.
- Section 308 D.4.c.2 – Provide a sample of the calculation referenced.
- Section 308 D.4.c.3 – Home Owners Association will address regulations of accessory buildings which would meet Township compliance, strike Suburban Residential.

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- Section 308.E – Further discussions necessary.

Trustee Likley commended the Commission stating the bulk of the text was excellent. His edits/comments relate to clarity and consistency.

Changes discussed at this meeting can be made as submitted.

ZI Sims took the floor:

- No requests were made of the documentation by the public.
- The most recent map referenced in Section 308 C is dated 3/18/2015
- ZI Sims discussed the open space (Section 308 D.3.a.3) and the encouragement of walking trails and the exemption needed due to the fact trails are qualified as structures.
- Clarification needed for Section 308.D.3.b.2 for setbacks.
- On page 6, chart comments there may be a typo in the 130', it likely should read 100'.
- Page 7 minimum floor dwelling area variance lowered due to market demand in Westfield Terrace.

Comments from the Floor

- Tim Kratzer, Greenwich Road resident expressed his concerns that the Natural Hazard Overlay District supercedes the Greenwich Road Overlay district therefore eliminating the possibility of commercial development. Opportunities were taken away by using the Natural Hazard Overlay. The resident of that area tried to annex with Seville but that was a failed attempt. He expressed the need for better notification of impacted residents.
- ZI Sims stated that Rural Residential development is permitted in the Natural Hazard Overlay per Section 302.e.1.b Conditional Uses.

Likley makes a motion for a continuation of the discussion regarding the Greenwich Road Overlay Text Amendment on December 4, 2017 at 6:00 PM; Schmidt seconded. Roll Call – Thombs -aye, Schmidt – aye, Likley -aye. The motion passes.

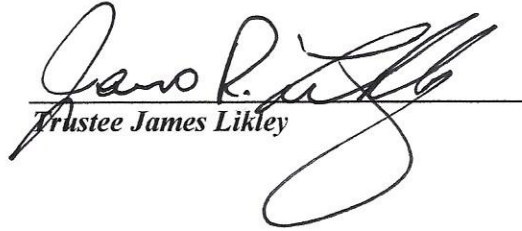
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Respectfully submitted by:

Michelle English

Date approved: Dec. 4, 2017


Trustee Michael Schmidt, Chair


Trustee James Likley


Trustee William Thombs