

**From:** [Maureen Lawshe](#)  
**To:** [ksaleh@ucnj.org](mailto:ksaleh@ucnj.org); [Clerk's Dept.](#); [Donahue, Patricia](#); [Cathy Cameron](#); [Martha Lopez](#); [Bozena Lacina](#); [linda.donnelly@springfield-nj.us](mailto:linda.donnelly@springfield-nj.us)  
**Cc:** [James Gildea](#); [Don Sammet](#)  
**Subject:** Town of Westfield General Ordinance No. 2023-27  
**Date:** Wednesday, June 28, 2023 2:59:28 PM  
**Attachments:** [EMAIL-Notice to UC Planning Board and Clerks-GO 2023-27.pdf](#)

---

Good afternoon, attached is a certified copy of General Ordinance No. 2023-27 which was introduced by the Westfield Town Council at the June 27, 2023 Council Meeting. Hard copies have also been sent via USPS.

Sincerely,  
Maureen

**Maureen Lawshe, RMC**

Town Clerk | Town of Westfield  
(908) 789-4030, ext. 4032 | phone  
[townclerk@westfieldnj.gov](mailto:townclerk@westfieldnj.gov) | email  
[www.westfieldnj.gov](http://www.westfieldnj.gov)





**TOWN OF WESTFIELD**

**MAUREEN LAWSHE, RMC  
TOWN CLERK**

**Via Email Notification**

Date: June 28, 2023

TO: Union County Planning Board  
Township of Clark Municipal Clerk  
Township of Cranford Municipal Clerk  
Borough of Garwood Municipal Clerk  
Borough of Mountainside Municipal Clerk  
Township of Scotch Plains Municipal Clerk  
Township of Springfield Municipal Clerk

FROM: Maureen Lawshe, Town Clerk

RE: GENERAL ORDINANCE NO 2023-27  
AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE TOWN OF  
WESTFIELD TO ESTABLISH REQUIREMENTS FOR RESIDENTIAL ROOF DECKS  
WITHIN THE CBD AND GB-1 ZONE DISTRICTS

---

Pursuant to NJSA 40:55D-15, enclosed please find a certified copy of the above referenced ordinance which was approved on first reading by the Westfield Town Council at a Regular Meeting held June 27, 2023. The public hearing is scheduled for August 15, 2023 at 8:00 PM, Council Chambers, Westfield Municipal Building, 425 East Broad Street, Westfield, New Jersey 07090.

Enc.

cc: Don Sammet  
Town Planner

James H. Gildea  
Town Administrator



425 East Broad Street, Westfield, New Jersey 07090

[www.westfieldnj.gov](http://www.westfieldnj.gov)

Telephone: (908) 789-4030, ext. 4032 Email: [townclerk@westfieldnj.gov](mailto:townclerk@westfieldnj.gov) Fax: (908) 928-9316

**TOWN OF WESTFIELD  
GENERAL ORDINANCE NO. 2023-27**

**AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE  
TOWN OF WESTFIELD TO ESTABLISH REQUIREMENTS FOR  
RESIDENTIAL ROOF DECKS WITHIN THE CBD AND GB-1 ZONE  
DISTRICTS**

**WHEREAS**, periodic update of allowable uses within zone districts is desirable to help promote economic development and sustainability in Town; and

**WHEREAS**, the residential use of rooftops would allow for residential tenants and owners to have an increased opportunity to provide an open-air amenity for themselves and visitors on-site.

**NOW, THEREFORE, BE IT ORDAINED** by the Town Council of the Town of Westfield in the County of Union as follows:

**SECTION I. Article 2, Section 2.14 titled “Definitions; R”**, is hereby amended and supplemented to include a new definition for Residential Roof Deck which shall be inserted as a new subsection E which shall read as set forth herein. The existing subsections E through J shall be re-lettered respectively.

**E. Residential Roof Deck.** A rooftop space available to residential tenants and owners and their visitors and used for recreational purposes.

**SECTION II. Article 11, Subsection 11.25 titled “CBD Central Business District”, Subsection 11.25A titled “Principal uses and structures”**, is hereby amended by modifying the language in section 8 to read as follows:

8. residential dwelling units except for within a basement or on the first floor

**SECTION III. Article 11, Subsection 11.26 titled “GB-1 General Business District”, subsection 11.26A titled “Principal uses and structures”**, is hereby amended by modifying the language in section 8 to read as follows:

8. residential dwelling units except for within a basement or on the first floor

**SECTION IV. Article 13, Section 13.02 titled “Special Provisions for Certain Residential Accessory Uses and Structures”, is hereby amended by adding a new subsection J, to read in its entirety as follows:**

**J. Residential Roof Decks.** Notwithstanding any provisions in this article to the contrary, residential roof decks are permitted within the CBD and GB-1 zone districts subject to the following requirements:

1. Access to residential roof decks shall be limited to residential tenants and owners, and their visitors.
2. Residential roof decks shall be designed in an attractive manner that will not detract from adjacent uses, and will prevent nuisance and safety issues. Design of the rooftop must utilize all reasonable efforts to minimize the effect of noise and light on adjacent properties and the street.
3. Roof decks shall be used solely as seating areas.
4. No cooking equipment shall be permitted on roof decks.
5. All light fixtures shall be designed, installed, and maintained to prevent excessive illumination and glare, and to provide proper orientation and shielding of fixtures to prevent undue illumination of adjacent properties.
6. The use of lights spaced evenly along a cable or wire, commonly known as “string lights” shall be permitted. Lights must be turned off when the rooftop use is not in operation.
7. No lighting shall be placed more than 8 feet above the deck of the flat roof.
8. There shall be at no time permitted any television or video or electronic screens or displays and no live entertainment, music, speakers, or public address system shall be permitted on the rooftop. The rooftop must be maintained as a quiet, relaxed environment.
9. Roof decks may be utilized between the hours of 7:00 am and 10:00 pm.

**SECTION V.** All ordinances or parts of ordinances in conflict or inconsistent with any part of this ordinance are hereby repealed to the extent that they are in conflict or inconsistent.

**SECTION VI.** In the event that any section, provision, or part of provision of this ordinance shall be held to be unenforceable or invalid by any court, such holding shall not affect the validity of this ordinance as a whole, or any part thereof, other than the part so held unenforceable or invalid.

**SECTION VII.** This ordinance shall take effect after passage and publication in the manner provided by law.

STATE OF NEW JERSEY    )

: ss.

COUNTY OF UNION        )

I, Maureen Lawshe, Municipal Clerk of the Town of Westfield, in the County of Union, in the State of New Jersey, DO HEREBY CERTIFY that the foregoing is a true copy of General Ordinance No. 2023-27 that was introduced and approved on first reading by the Town Council of the Town of Westfield, in the County of Union, at a Regular Meeting held on June 27, 2023, and is scheduled for a public hearing to be held on August 15, 2023.

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the corporate seal of said Town of Westfield, this 27th day of June 2023.

*M. Lawshe*

---

Maureen Lawshe, RMC  
Municipal Clerk  
Town of Westfield