



**TOWN OF WESTFIELD**

**MAUREEN LAWSHE, RMC  
TOWN CLERK**

Via Certified Mail/RR

Date: February 25, 2025

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 *M. Lawshe*

RE: GENERAL ORDINANCE NO 2025-04  
AN ORDINANCE AMENDING THE LAND USE ORDINANCE OF THE TOWN OF  
WESTFIELD IN THE GB-2 GENERAL BUSINESS ZONE DISTRICT

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 February 25, 2025. The public hearing is scheduled for March 11, 2025 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  
WESTFIELD, NEW JERSEY  
GENERAL ORDINANCE NO. 2025-04**

**AN ORDINANCE TO AMEND THE LAND USE ORDINANCE OF THE  
TOWN OF WESTFIELD IN REGARD TO THE FRONT YARD SETBACK  
REQUIREMENT IN THE GB-2 GENERAL BUSINESS ZONE DISTRICT**

**WHEREAS**, the Town Council of the Town of Westfield does hereby find that recommendations contained within the Unified Land Use and Circulation Element of the Town Master Plan prepared by H2M Associates and adopted by the Planning Board of the Town of Westfield by Resolution dated July 7, 2021 to amend the Land Use Ordinance of the Town of Westfield, are necessary to bring the Land Use Ordinance of the Town of Westfield into conformity with the Town Master Plan; and

**WHEREAS**, the Unified Land Use and Circulation Element of the Town Master Plan recommends that the Town consider changing the front yard setback regulation for the GB-2 zone to allow for development to be located closer to the right-of-way to create an environment that provides a consistent streetscape and promotes pedestrian activity; and

**WHEREAS**, the front yard setback regulation for the GB-2 Zone District requires a minimum front yard setback equal to a building's height, which given the permitted height of 40 feet in the GB-2 Zone District this could result in a building being situated with a 40-foot-deep front yard; and

**WHEREAS**, the Planning Board has encouraged buildings subject to the front yard requirements of the GB-2 Zone District to be closer to the street line in order to encourage an environment that is more pedestrian oriented. Buildings closer to the street line help to create visual interest which then helps to shorten the sense of walking distances, reduces the monotony of pedestrian trips, and therefore promotes pedestrian movement; and

**WHEREAS**, it is the purpose of this amendment to establish a front yard setback requirement more in keeping with existing front yard setbacks in the GB-2 Zone District, to help promote alternative modes of transportation including walking and bicycling, to promote a desirable visual environment through creative development techniques and good civic design and arrangement, and thus promote the public health, safety, morals and general welfare of the community; and

**WHEREAS**, The Town Council does hereby further find that the public interest of the Town of Westfield will be served by amending the Land Use Ordinance of the Town of Westfield in the manner set forth herein.

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

**SECTION I.** Article 11, Subsection 11.27E.1. titled “Minimum Front Yard”, is hereby amended to read as follows:

Minimum front yard. There shall be a minimum front yard equal to the height of the principal building, but not less than fifteen (15) feet nor greater than twenty-five (25) feet in depth. Notwithstanding this requirement, where existing buildings on the same side of the street form an established front yard depth which is greater than fifteen (15) feet, the minimum front yard on the subject property shall be the same as said established front yard however in no event shall the minimum front yard be greater than twenty-five (25) feet. If such established front yard depth varies, the dimension to be used in administering the above minimum front yard requirement shall be equal to the average depth of the established front yards. For purposes of administering this subsection, the properties used for determining said established front yard depth shall be located, in whole or in part, within two hundred (200) feet of the subject property measured along the street right-of-way line, and must be on the same side of the street, in the same block and in a zone district with the same front yard requirement.

**SECTION II.** 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 III.** 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 IV.** 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. 2025-04 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 February 25, 2025, and is scheduled for a public hearing to be held on March 11, 2025.

IN WITNESS WHEREOF, I have hereunto set my hand and have affixed the corporate seal of said Town of Westfield, this 25th day of February 2025

*M. Lawshe*

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Maureen Lawshe, RMC  
Municipal Clerk  
Town of Westfield  
County of Union

(SEAL)